

AGENDA

Committee on Public Safety February 25, 2025 at 4:00 PM



Lansing City Hall, City Council Conference Room
124 W. Michigan Avenue, 10th Floor

To provide input or ask questions on any item that is listed on the agenda,
members of the public may contact the City Council at city.council@lansingmi.gov or (517) 483-4177 prior to the meeting.
To view the meeting live and participate in virtual public comment: <https://www.lansingmi.gov/1212/Council-Committee-Meetings>

Council Member Pehlivanoglu, Chairperson
Council Member Hussain, Vice Chairperson
Council Member Kost, Member

1. **Call to Order**
2. **Roll Call**
3. **Minutes**
 - A. February 11, 2025
4. **Public Comment on Agenda Items (Up to 3 Minutes)**
5. **Discussion/Action:**
 - B. RESOLUTION - Orders to Make Safe or Demolish; 308 E. Cesar Chavez Ave.
 - C. RESOLUTION -Orders to Make Safe or Demolish; 5625 Kaynorth Road
 - D. RESOLUTION - Orders to Make Safe or Demolish; 1232 N. Washington Ave.
 - E. RESOLUTION - Orders to Make Safe or Demolish; 204 E. Potter Ave.
 - F. RESOLUTION - Orders to Make Safe or Demolish; 1023 Porter
 - G. RESOLUTION - Orders to Make Safe or Demolish; 1300 W. Maple St.
 - H. RESOLUTION - Orders to Make Safe or Demolish; 1723 Osband Avenue
 - I. RESOLUTION - Orders to Make Safe or Demolish; 5141 S. MLK Jr. Blvd.
 - J. RESOLUTION - Orders to Make Safe or Demolish; 1616 S. Cedar St.
 - K. RESOLUTION - Set Show Cause Hearing; Orders to Make Safe or Demolish; 1033 Shepard St.
 - L. RESOLUTION - Orders to Make Safe or Demolish; 1044 Ontario Street
6. **Other**
 - M. DISCUSSION - 30 Oldest NEAT Properties and their Status- Economic Development & Planning Office
7. **Adjourn**

Persons with disabilities who need an accommodation to fully participate in these meetings should contact the City Council Office at 517-483-4177 (TTY 711) 24 hour notice may be needed for certain accommodations. An attempt will be made to grant all reasonable accommodation requests.

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MINUTES

Committee on Public Safety

Tuesday, February 11, 2025 @ 4:00 p.m.

City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Pehlivanoglu called the meeting to order at 4:00 pm

PRESENT

Council Member Trini Pehlivanoglu, Chair
Council Member Adam Hussain, Vice Chair
Council Member Kost, Member

OTHERS PRESENT

Renee Richmond, Council Administrative Assistant
Lisa Hagen-Lawrence, OCA
Rawley Van Fossen, EDP Director
Charles Randall, Internal Auditor
Alisa Flowers
James Flowers
Anthon Nathan
Bryan Halmich
Hamin Jaff
Vicente Martinez

MINUTES

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE MINUTES FROM JANUARY 28, 2025 AS PRESENTED. MOTION CARRIED 3-0.

PUBLIC COMMENT

No public comment at this time.

DISCUSSION/ACTION

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 108 S Martin Luther King Jr. Blvd.

Mr. Van Fossen stated was red tagged in June 2017, fire damaged and joined NEAT team in October 2017. There was a hearing order for 60 days, and to comply needed to be renovated for occupancy or demolished. It did not meet those and was then referred to Committee. He then referred to a document distributed at the meeting outlining the permits. In January 2025 there was an inspection and no activity and no permits. This is one of the few remaining homes in the city that was designed by Darius Moon, however it is not registered as historic.

Mrs. Flowers stated they are trying to get funding for the house. It has been gutted multiple times, windows are on hold and want to get it back to the point of the 1960's historical nature. Working with

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Rachel Elsinger (MEDC) on getting funds for bigger projects. Ms. Flowers admitted it needs construction, and she submitted letters of support to have it restored.

Council Member Pehlivanoglu asked Mr. Van Fossen what it would take to make it safe according to the standards. Mr. Van Fossen noted there is significant fire damage, there is a significance of the person who designed the home. Depending on the quality of repairs they are trying to make, but it takes significant work and funding. It would be about \$100,000, but with their plans they have \$678,000. Council Member Pehlivanoglu asked Ms. Flowers what she thought it would take to make safe, and Ms. Flowers stated if it is windows and doors to make safe, she would go in 3 months. Mr. Van Fossen stated the city uses standards, windows and doors not enough. Need significant work in the home to remove the red tag. Mr. Van Fossen stated the Committee could table. Ms. Flowers stated occupancy would not be 6 months. She stated she could bring it to where know one can enter and get hurt. Ms. Flowers stated if someone were to live there it could take a year.

Council Member Kost asked about the build out, and what intentions for a rental. Ms. Flowers stated a coffee shop first floor with multi-purpose, B & B in rear, and apartments on 2nd floor. Council Member Kost referenced the letters submitted and they were 2 years ago, and asked why they didn't start then. Ms. Flowers stated when she started this, she felt she has run into road blocks. The grants they have applied for 4 times, and feels they finally have someone to help them.

Council Member Hussain asked Mr. Van Fossen, if fire damaged since 2019, and then sold and sitting since then; why are there fire damaged 60-90 days makes safe, and there is a concern because the demo board has not been meeting state standards, they are not making decisions but sending to Council. Secondly, he noted there have been 9 enforcement issues on this property.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 108 S MARTIN LUTHER KING JR BLVD FOR 3/10/2025.

Mr. Van Fossen stated his recommendation would not 60 days, fire damage is 25 days.

MOTION CARRIED 3-0.

Ms. Flowers stated that everything stated that things didn't happen since she owned, and Council Member Hussain stated it did, since 2019. Ms. Flowers then asked if she fixed back wall or replaced where fire damaged is. Council Member Pehlivanoglu told them to work with EDP immediately to make progress on making this safe. The next step, Show Cause Hearing is March 10th at 7 pm, and she explained the process at Council.

Ms. Hagen- Lawrence explained that on February 24, 2025, for Council to set Show Cause and Cause Hearing on March 10th, and this is to set the hearing, not the timeline for make safe or demolish. Ms. Flowers asked how much time does this entail, and Mr. Van Fossen attempted to outline the timeline.

Ms. Flowers then asked if she met with Mr. Van Fossen and it is determined safe, would they have to come back to Council accept. Council Member Pehlivanoglu stated it would depend on what is determined between

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1612 Martin Street
Mr. Van Fossen explained the tree damage and fatality and has been red tagged since August 2023. It was ordered out for Make Safe or Demolish. Due to severity of the issue, there is LFD equipment in the rubble. Council Member Pehlivanoglu asked why it was there, and Mr. Van Fossen stated it has not been safe for them to enter.

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Council Member Kost confirmed he was on site, referenced the photos and asked why the City did not determine imminent danger at the time. He also noted, it was also just stated the LFD have not been able to go in and get their equipment after 2 years.

Council Member Hussain asked if there are notes from building official why it was not deemed imminent danger. Mr. Van Fossen stated the building official has certain standards under his licensing, it was not falling on neighboring properties to cause them risk. The building official did not feel comfortable issuing, and so it began with the Make Safe Demolish, and prior to his employment there were other standards. Council Member Hussain asked why in front of Demo Board, why they tabled and then 90 days, and Mr. Van Fossen could not speak to that. Council Member Hussain asked about securing the property and Mr. Van Fossen stated the chain link fence is all that is needed. Mr. Van Fossen stated the property is caught in probate court. Council Member Hussain asked for process if imminent danger, and Mr. Van Fossen stated if deemed they City could come in and do an emergency demolition.

Council Member Kost asked if the building official is the only one that makes the decision, since LFD cannot even go it. Mr. Van Fossen stated, outside of himself and the Mayor, to reconsider, the building official does talk to his team, his ruling and lack thereof, doesn't under estimate it is a problem that needs to be addressed. Council Member Kost confirmed he called twice, inspected twice and then he called the Mayor and the Mayor supported the building official decision.

MOTION BY COUNCIL MEMBER KOST TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 1612 MARTIN FOR 3/10/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 1212 Park View Avenue

Antroy Nathan, working with the builder on the property, but not the owner.

Council Member Pehlivanoglu asked the OCA what steps. Mr. Van Fossen stated with MSD Hearing, this person should have spoken during public hearing.

Ms. Hagen-Lawrence stated that to speak on behalf of owner, the owner should be here or have an affidavit. Mr. Nathan asked to call him, and Ms. Hagen- Lawrence stated there is no confirmation that is the owner on the phone.

Council Member Hussain explained today is to set the hearing, Council set on 2/24 and hearing on 3/10.

Mr. Van Fossen outlined the property issues, code violations, building safety activity, no active permits, heard at August MSD with 90 days make safe, and recommends setting show cause hearing.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 1212 PARK VIEW AVENUE FOR 3/10/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 3134 Viking Road

Mr. Van Fossen noted red tag in May 2021, fire damage, NEAT team October, 2021, was purchased from Ingham County Tax foreclosure and County did not have it noted as a red tag item.

Mr. Hamin knew it was red tagged, but not on demolish order.

Mr. Van Fossen stated that they did restart the process and heard in August in 2024 with 90 days order. There is action to deem occupancy, all trade permits have been issued, the mechanical and building expired in November. Mr. Hamin stated it is taking longer. Mr. Van Fossen continued that two have expired and can meet Mr. Hamin to get them back open.

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Mr. Hamin stated the electrical on first floor is finished, and Mr. Van Fossen said there are no inspections. Mr. Hamin confirmed they still have to do electrical in basement.

Mr. Hamin explained he bought at tax auction and only home not noted on demolish order. He then referenced photos in the packet, which he never saw, and after seeing those understand the process taking by the City. He confirmed it is no longer like that, it is all open stud, there are ground work, and making progress. Council Member Pehlivanoglu noted it is has been red tagged since 2021 and effects all properties in the neighborhood. She then asked Mr. Van Fossen about the auctions, and if the EDP staff are at the auction who could look information up if someone asked, and Mr. Van Fossen confirmed there are code and building safety at the auction. They do a brief speech, and there is an informational table. There is information on the public records, and from the packet stand point the County did not put it in, but the information is available. Noting also red tags follow property.

Council Member Kost asked if all permits expire in 6 months, and it was confirmed. Council Member Kost then recapped he has not been there working, with a deadline. Mr. Hamin explained his family situation.

Committee Members noted that if someone is making an investment, there should be due diligence.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 3134 VIKING ROAD FOR 3/10/2025.

Mr. Hamin stated he was not able to issue a permit for 8 months because EDP told him it was on the demolish order. He stated that he came here to work Code, and also was supposed to be getting a refund. Mr. Van Fossen stated he does not recall the 8 month time, and recapped the timeline again for Mr. Hamin.

Council Member Pehlivanoglu stated the charge moving forward is to make property safe, so anything he can show during show cause, and next steps. There is time to work with EDP, submit updated photos, to get to point to make it safe.

MOTION CARRIED 3-0.

Mr. Hamin asked to make one further comment, that at the last meeting with the demo board he referred to someone else's hearings, and they removed the demolition order because she had a grant, and he asked why she got special treatment and he did not. Council Member Pehlivanoglu stated she cannot speak to the Demolition Board. Mr. Hamin stated he was told at Demo Board that Council could send back to the Demolition Board. Council Member Pehlivanoglu encouraged Mr. Hamin to work with Mr. Van Fossen. Council Member Hussain explained that it can be disposed of as part of this process after the hearing, but ultimately Council decision to move forward. There is an expectation for owners to work with building, expect financial, and permit activity, inspections are scheduled. Council takes recommendation from EDP, and between now and then as stated earlier he needs to work with EDP.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 2407 Dunlap Street

Mr. Van Fossen was tagged in May 2021 as fire damaged, trash and debris, gas meter removed, tagged then heard for demo hearing in August 2024 with 90 day order. To comply would be demolish, make safe for occupancy. There has been steady progress on the project, and they did pass their frame inspection today. Property remains secure and progress.

Owner spoke on the progress on inspections, insulation this week and then drywall. There was a delay until gas meter install, and moving along.

Council Member Hussain was encouraged with the effort and collaboration with EDP.

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MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 2407 DUNLAP STREET FOR 3/10/2025. MOTION CARRIED 3-0.

RESOLUTION – Set a Show Cause Hearing; Orders to Make Safe or Demolish; 204 E Cavanaugh

Mr. Van Fossen stated was red tagged June 2022 and was fire damaged, NEAT Team in 2022, was before Demo board in August 2024 with 60 days MSD. Was not made safe or turned down, and has been progress in the trades. The property did change ownership in January 2025.

MOTION BY COUNCIL MEMBER HUSSAIN TO APPROVE THE RESOLUTION TO SET THE SHOW CAUSE HEARING FOR 204 E CAVANAUGH FOR 3/10/2025. MOTION CARRIED 3-0.

Mr. Van Fossen stated he would attempt to find new ownership information.

RESOLUTION – 1212 Park View

Mr. Ogundipe present, and Council Member Pehlivanoglu noted that the decision to set show cause hearing was already set. She encouraged him to speak to Mr. Van Fossen to work on what to bring to show cause hearing.

Mr. Ogundipe spoke briefly on work he has done thus far.

OTHER

DISCUSSION- 30 Oldest NEAT Properties and their Status – Economic Development and Planning

Council Member Pehlivanoglu asked if discussion or table discussion until next meeting, and Council Member Kost asked for further time because he had multiple questions.

ADJOURN

Adjourned at 5:05 p.m.

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	308 E. Cesar E. Chavez
PARCEL NUMBER:	33 01 01 090 404 031

HEARING DATE:	10/25/2024
DEMOLITION CASE FILE #:	D2024-013

LISTED TAXPAYER:	Cesar Place LLC
INTERESTED PARTIES:	Cesar Place LLC
SEV INFORMATION:	\$74,700.00
LAND VALUE:	\$6,600.00
BUILDING VALUE:	\$68,100.00
LOT SIZE:	.05 Acres

HOUSING CODE VIOLATION LTR:	11/02/2023,
ORIGINAL RED TAG DATE:	December 12th, 2017
ZONING:	MX-3 Mixed Use Center
ESTIMATE OF REPAIRS:	\$412,033.00
PICTURES:	YES
OTHER:	

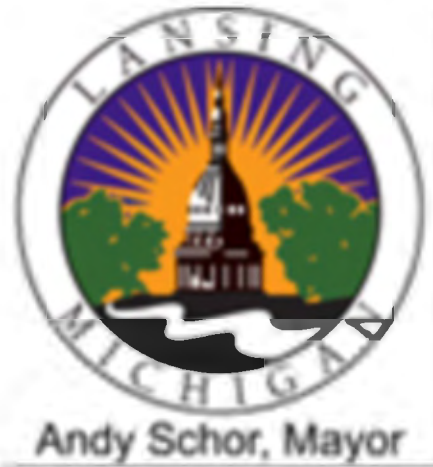
LEGAL DESCRIPTION:	E 22 FT OF W 112 FT OF N 100 FT OF LOTS 1&2 BLOCK 13 ORIG PLAT
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CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY	DATE	ACTION
MEETING		
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council	2/10/2025	Set Show Cause Hearing
City Council	2/24/2025	Show Cause Hearing
Committee on Public Safety	2/25/2025	
City Council		

City of Lansing Make Safe or Demolish Hearing



The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Friday, 10/25/2024 @ 5:00 PM



Andy Schor, Mayor

308 E. Cesar E. Chavez

Title Information:

- Cesar Place LLC

Original Red Tag Date:

- 12/12/2017

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure.

Property Activity:

- Commercial plan review submitted on 5/01/2023. No open permits, no permits pending.

SEV & Cost of Repairs:

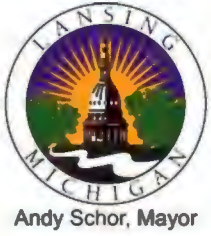
- SEV is \$74,000.00
- Cost of repairs is \$412,033.00

City Recommendation:

- 30 days to make safe or demolish.

Inspection Photos





Inspection Photos



Inspection Photos





Andy Schor, Mayor

Inspection Photos



**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

**To: Cesar Place LLC
2547 W. Main St.
Lansing, MI 48917**

This notice is to inform you that the building located at 308 E Cesar E. Chavez Ave., Lansing, MI 48906, has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Description:**
 - City of Lansing, Ingham County, MI
 - E 22 FT OF W 112 FT OF N 100 FT OF LOTS 1 & 2 BLOCK 13 ORIG PLAT
 - Parcel #: 33 01 01 09 404 031

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** October 25, 2024
- **Time:** 5:00 PM
- **Location:** Code Enforcement Conference Room, Suite C-2, 316 N. Capitol Ave., Lansing, MI 48933

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

“Equal Opportunity Employer”

Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

July 18, 2024

308 E Cesar Chavez Avenue

Show Cause Notice Posting







OFFICE OF BUILDING SAFETY
Economic Development & Planning
316 N CAPITOL AVE SUITE C-1
LANSING, MI 48933-1238

Date: November 02, 2023

CESAR PLACE LLC
2547 W MAIN ST
LANSING, MI 48917

CORRECTION NOTICE

THIS WILL BE YOUR ONLY NOTICE

Violation Location: 308 E CESAR E CHAVEZ AVE

Compliance Due Date: 11/08/2023

Violation of one or more sections of the 2015 Michigan Building Code & 2015 Michigan Rehabilitation Code for Existing Buildings & 2015 International Property and Maintenance Code.

Failure to correct the violations described below by the Compliance Due Date may result in the issuance of a Civil Infraction Ticket.

Violation and/or Code Section: This structure has been found by the code official to be unsafe for human occupancy and is unstable and in danger of collapse, and is open and accessible. The dilapidated structure must be protected by a barrier or fence to protect the public from harm.

Section 116 Unsafe Structures and Equipment

[A] 116.1 Conditions

Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe. (2015) MBC

Section 115 Unsafe Buildings and Equipment (2015) MRCEB

[A] 115.1 Conditions

Buildings, structures or equipment that are or hereafter become unsafe, shall be taken down, removed or

made safe as the code official deems necessary and as provided for in this code.

[A] 115.2 Record

The code official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

[A] 115.3 Notice

If an unsafe condition is found, the code official shall serve on the owner, the owner's authorized agent or person in control of the structure a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe building to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the code official acceptance or rejection of the terms of the order.

[A] 115.4 Method of Service

Such notice shall be deemed properly served if a copy thereof is delivered to the owner or the owner's authorized agent personally; sent by certified or registered mail addressed to the owner or the owner's authorized agent at the last known address with the return receipt requested; or delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner upon the owner's authorized agent or upon the person responsible for the structure shall constitute service of notice upon the owner.

[A] 115.5 Restoration

The building or equipment determined to be unsafe by the code official is permitted to be restored to a safe condition. To the extent that repairs, alterations, or additions are made, or a change of occupancy occurs during the restoration of the building, such repairs, alterations, additions, or change of occupancy shall comply with the requirements of this code.

108.1.3 Structure unfit for Human Occupancy

A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because the degree to which the structure is in disrepair or lacks maintenance, is unsanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public. (2015) IPMC

Please go to: bsaonline.com to schedule your re-inspection.

**WARNING: Failure to comply may result in the issuance of a
Municipal Civil Infraction Ticket
Fines: 1st offense \$150, 2nd offense \$250, 3rd offense \$500**

WORKING TO IMPROVE LANSING

An Inspector from the Building Safety Office inspected your property and found certain conditions that are outlined in the Correction Order on the opposite side of this form. It is necessary, in order to improve and maintain our City, that these corrections be made in a timely manner.

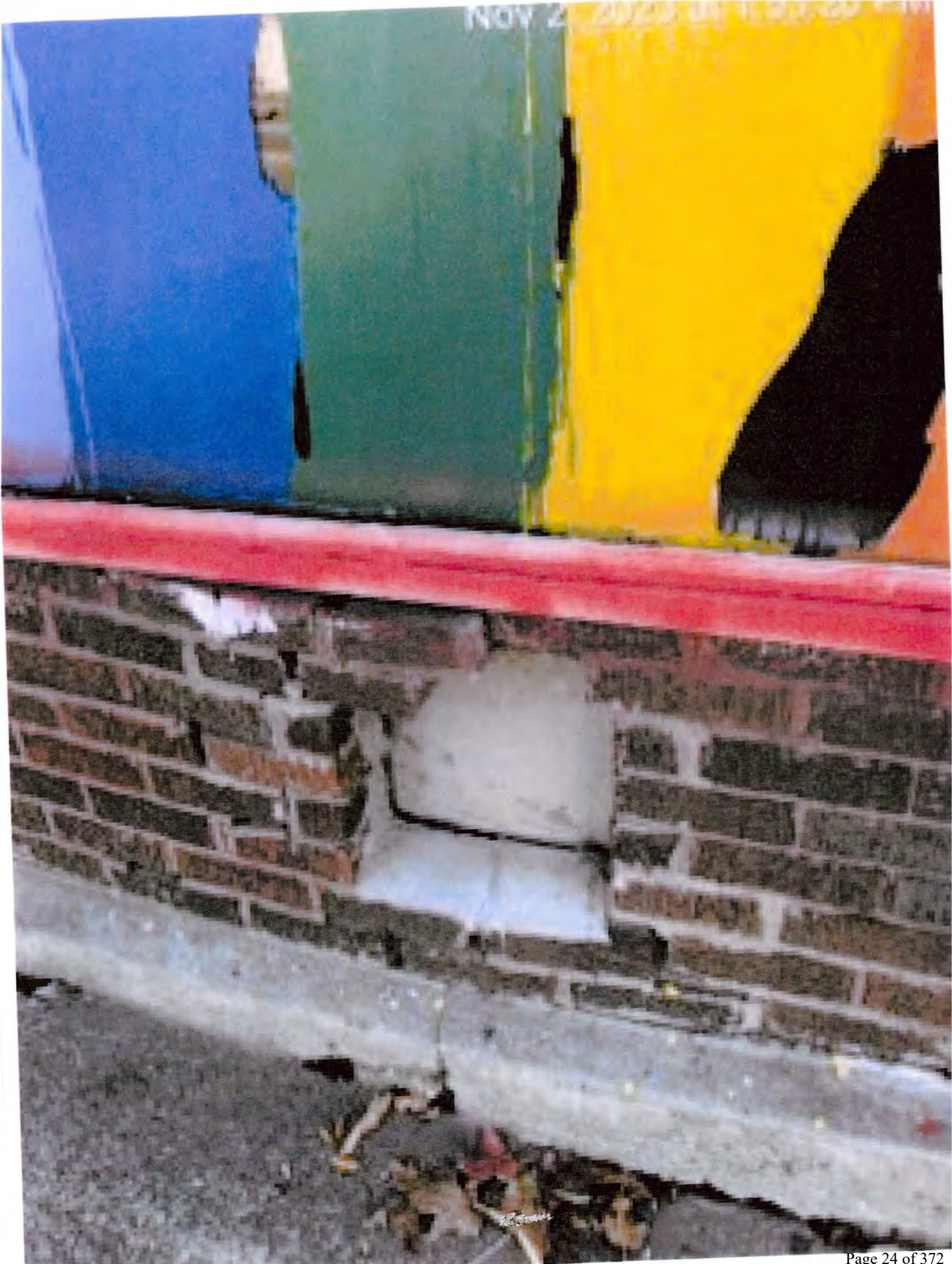
Lansing needs the cooperation and assistance of all residents, landlords, contractors, and businesses to beautify and improve the visual appearance of our city as well as maintaining building safety. The Correction Order is a reminder of your responsibility to maintain and improve the community. Please comply with the items listed in the correction order by the deadline date.

Unfortunately, when matters are not dealt with in a timely manner, the health, safety, and welfare of Lansing residents may be jeopardized. To work effectively and quickly to get matters taken care of, the City Council has passed an ordinance called the "Civil Infractions" ordinance which is intended to encourage prompt compliance with the rules which maintain safety standards and improve the appearance of our City. If the deadline specified in the initial notification to make the required correction has passed, an Inspector may write a ticket (similar to a speeding ticket) which fines the property owner and/or permit holder \$150.00 for the first offense. Repeat offenses for the same property may result in fines of \$250.00 (first repeat offense) and \$500.00 for subsequent repeat offenses. Again, it should be stressed that the object of the ordinance is to protect the safety of our residents, promote pride, and beautify the City. If you have any questions regarding this ordinance, please contact the Inspector who issued the Correction Order.

This letter requests your assistance in working to improve Lansing. With your help we are making it happen!!!

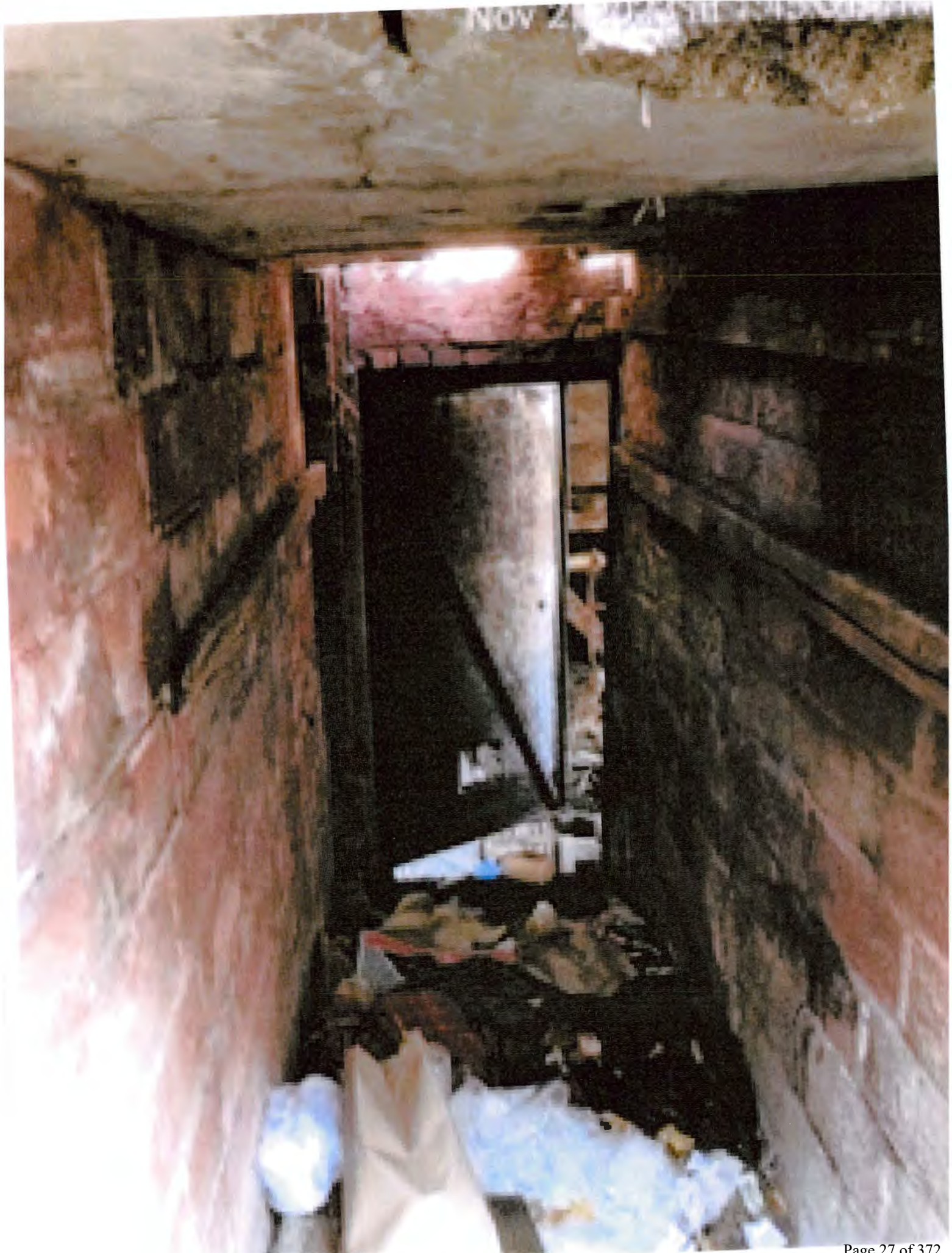












NOV 2, 2023 11:45:46 PM



Nov 2, 2023 at 1:46:02 PM









CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAINTAIN VACANT BUILDING OR STRUCTURE	FILE NO. D2024-013
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Matter of the building/structure at 308 E. Cesar E. Chavez which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: October 25, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically MCL 15.539(j)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. The building/structure is a ☒ commercial building/structure ☐ residential building/structure ☐ other.
7. The owner ☐ has ☐ has not informed the local law enforcement agency that the building will be unoccupied.
8. The owner ☐ has ☒ has not maintained the exterior of the building or structure and adjoining grounds in accordance with the Housing Law of Michigan or the Building Code of the City of Lansing.
9. The building/structure ☐ is ☒ is not a secondary dwelling as defined by MCL 125.539(j)(ii).
10. The state equalized value of the building/structure is \$74,700
11. The cost to repair the building or structure to make it safe is \$412,033.00
12. The real estate is described as follows:

Parcel Number: 33 01 01 09 404 031

The East 22 feet of the West 112 feet of the North 100 feet of Lots 1 and 2, Block 13, Original Plat of the City of Lansing, Ingham County, Michigan.

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building pursuant to MCL 15.539(j), therefore this matter is closed.

☐ The exterior of the building shall be maintained, including:

☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

☐ The building/structure shall be made safe or demolished on or before Nov. 25 2024.

10/25/2024
Date

David L. Mylles
Hearing Officer



Chris Swope

Lansing City Clerk

CESAR PLACE LLC
ADAM BREWER
2547 W MAIN ST
LANSING, MI 48917

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 308 E Cesar E Chavez Ave, Lansing MI 48906

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CESAR PLACE LLC
ADAM BREWER
2547 W MAIN ST
ANN ARBOR, MI 48106

2127 TAMARAC

OKemos MI 48864



9590 9402 7726 2152 1944 75

2. Article Number (Transfer from service label)

7075 4020 0000 0054 1036

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Adam Brewer

☐ Agent
☐ Addressee

B. Received by (Printed Name)

Adam Brewer

C. Date of Delivery

2/13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Mail
Mail Restricted Delivery
(0)

Domestic Return Receipt



BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Enforcement Officer has determined that the building located at 308 E. Cesar E. Chavez, 33-01-01-09-404-031, E 22 FT OF W 112 FT OF N 100 FT OF LOTS 1&2 BLOCK 13 ORIG PLAT, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on December 12, 2017; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on October 25th, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 26TH, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Officer of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 308 E. Cesar E. Chavez, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within _____ from the date of this resolution, March 10, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	5625 KAYNORTH RD.
PARCEL NUMBER:	33 01 05 04 427 012

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2024-002

LISTED TAXPAYER:	JOSEPH FAWAZ
INTERESTED PARTIES:	JOSEPH FAWAZ
SEV INFORMATION:	\$72,900.00
LAND VALUE:	\$19,500.00
BUILDING VALUE:	\$53,400.00
LOT SIZE:	132 x 473.5

HOUSING CODE VIOLATION LTR:	3/13/2009
ORIGINAL RED TAG DATE:	3/13/2009
ZONING:	R-3 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$130,583.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 2 EXC E 165 FT SUPERVISORS PLAT NO 3 T3N R2W
---------------------------	---

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council	2/10/2025	Set Show Cause Hearing
City Council	2/24/2025	Show Cause Hearing
Committee on Public Safety	2/25/2025	
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony

Code Enforcement – Department of Economic Development and Planning

316 N. Capitol Ave. Lansing, MI 48933

Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

5625 Kaynorth Rd. Lansing, MI

- **Title Information:**

- Joseph W. Fawaz

- **Original Red Tag Date:**

- 3/13/2009
- Reason(s) for red tag:
 - Lack of required utilities, uncleanliness, accumulation of debris, peeling/chipping paint, damaged walls, soiled floor coverings, and more.

- **NEAT Team Enforcement Start:**

- 10/07/2011

- **Property Activity:**

- 9 permits applied for since red tagged
- 8/9 were canceled or closed due to inactivity
- 29 Enforcement actions have been placed on the property since being tagged.
- 8 Board-ups ordered – 11 grass/weed – 9 Trash

- **SEV & Cost of Repairs:**

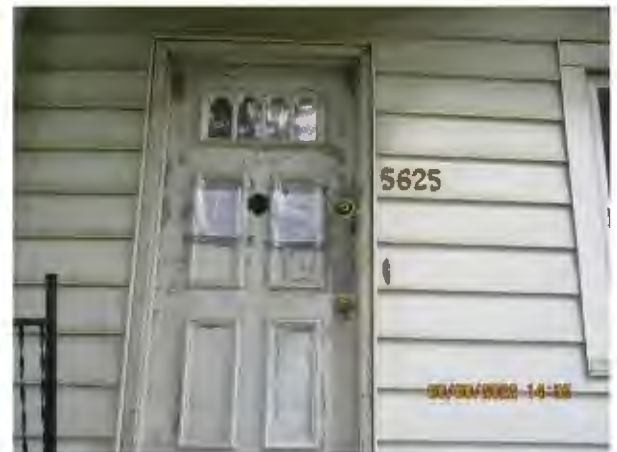
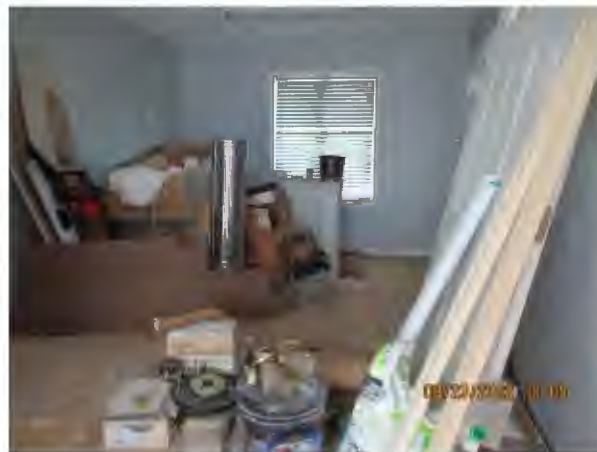
- **City Recommendation:** 30 – Days to make safe or demolish

NEAT TEAM INSPECTION 8/12/24





Past Inspection Photos



REPEAT!

- Use the first two slides for every property on the agenda.



Andy Schor, Mayor

5625 Kaynorth Rd. Lansing, MI

- Use this slide to show photo evidence from original Red Tag date, interior inspections (if completed) and most recent NEAT team inspection. 2 – 4 photos per property at minimum should be used on this slide.
- If necessary, add a third slide with more photos.
- Explain what we are looking at while reviewing photos and how these support the City's recommendation.

Department of Economic
Development and Planning
Rawley Van Fossen, Director



Andy Schor, Mayor

Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Make Safe or Demolish

Property Owner Contact Information

ADDRESS: 5625 Kaynorth Rd.

LEGAL DESCRIPTION: LOT 2 EXC E 165 FT SUPERVISORS PLAT NO 3 T3N R2W

PARCEL ID: 33-01-05-04-427-012

PROPERTY OWNER NAME: Joseph Fawaz

PROPERTY OWNER ADDRESS: 410 W. Berry Ave. Lansing, MI 48910. **PROPERTY**

OTHER CONTACT: Mobile: 517-202-6507 Email: Fawaz.joseph@gmail.com



**Subject: Dangerous Building at 5625 KAYNORTH RD. – Show Cause Hearing
Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0880 62

JOSEPH FAWAZ
410 W BERRY AVE.
LANSING, MI 48910

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 5625 KAYNORTH RD., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered “Dangerous” as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The

permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in black ink that reads "Walter Allen". The signature is written in a cursive, flowing style.

Walter Allen
Code Enforcement Manager

Attachment: List of Violations

5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.



5625 Kaynorth St.





5625 Kaynorth St.



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2024-002
---	--	--------------------------------------

Matter of the building/structure at **5625 KAYNORTH RD.**, which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: **AUGUST 22, 2024** Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☐ The building/structure has been substantially destroyed by:
- ☐ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☒ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is **\$72,900.00**
7. The cost to repair the building or structure to make it safe is **\$130,583.00**
8. The real estate is described as follows:

Parcel Number: 33 01 05 04 427 012
LOT 2 EXC E 165 FT SUPERVISORS PLAT NO 3 T3N R2W

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 9/23/24.

8/22/24
Date

David M. Mylle
Hearing Officer



Chris Swope

Lansing City Clerk

JOSEPH W FAWAZ

410 W Berry Ave
LANSING, MI 48910

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 5625 Kaynorth Rd, Lansing MI 48911

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

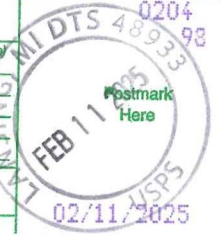
Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

7021 2720 0002 8054 1111

U.S. Postal Service TM CERTIFIED MAIL[®] RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com [®] .	
Lansing, MI 48911	
OFFICIAL USE	
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68
Ser.	
Street	JOSEPH W FAWAZ
City	410 W Berry Ave
	LANSING, MI 48910
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	



7021 2720 0002 8054 1098

U.S. Postal Service TM CERTIFIED MAIL[®] RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com [®] .	
Lansing, MI 48911	
OFFICIAL USE	
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68
Sent To	
Street	JOSEPH W FAWAZ
City	5625 KAYNORTH RD
	LANSING, MI 48911
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	







Chris Swaine
Lansing City Clerk

NOTICE

PAID NOTICE: In accordance with the provisions of City of Lansing Planning & Zoning Ordinance Section 16-01, the City of Lansing is hereby notifying the public that a proposed development is being reviewed by the Planning & Zoning Commission. The proposed development is located at the subject property listed below. It is hereby notified that the City Council of the City of Lansing will consider the proposed development at the City Council meeting on the date listed below.

Subject Property: 5625 Knappton Rd, Lansing MI 48917

Hearing Date and Time: Monday, February 24, 2021 at 7:00 a.m.

Hearing Place: City Boardroom, Lansing City Council Chambers
1201 East City Hall
Lansing, Michigan 48917

The Planning Board has determined that the subject building, and/or any accessory structures, is "damaged" as defined in the ordinance above.

THE PURPOSE OF THIS NOTICE is to give the public, agent, or owner the opportunity to present comments and objections to the proposed development. ALL COMMENTS MUST BE SUBMITTED TO THE PLANNING BOARD BY THE DATE LISTED.

Notice of any meeting which is held pursuant to this notice, in any way, after the date of this notice, shall be given to the public in order to present the comments of the public. The person who provides the notice shall be responsible for obtaining the permission for the proposed development.

Chris Swaine
Lansing City Clerk

Lansing City Clerk's Office
5625 Knappton Rd, Lansing MI 48917
www.lansingcity.org

5625

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Enforcement Officer has determined that the building located at 5625 Kaynorth Rd, 33-01-05-04-427-012, LOT 2 EXC E 165 FT SUPERVISORS PLAT NO 3 T3N R2W, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on MARCH 13TH, 2009; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by SEPTEMBER 23RD, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 5625 KAYNORTH RD, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within _____ from the date of this resolution, March 10, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	1232 N. WASHINGTON AVE
PARCEL NUMBER:	33 01 01 09 256 001

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2023-021

LISTED TAXPAYER:	HOOKEER CLARENCE
INTERESTED PARTIES:	HOOKEER CLARENCE
SEV INFORMATION:	\$49,100.00
LAND VALUE:	\$4,900.00
BUILDING VALUE:	\$44,200.00
LOT SIZE:	66 x 90.75

HOUSING CODE VIOLATION LTR:	6/27/2011, & 5/22/2023
ORIGINAL RED TAG DATE:	6/27/2011
ZONING:	R-6B SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$124,512.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	W 5 1/2 R LOT 8 BLOCK 32 ORIG PLAT
---------------------------	---

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY	DATE	ACTION
MEETING		
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council	2/10/2025	Set Show Cause Hearing
City Council	2/24/2025	Show Cause Hearing
Committee on Public Safety	2/25/2025	
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony

Code Enforcement – Department of Economic Development and Planning

316 N. Capitol Ave. Lansing, MI 48933

Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

1232 N. Washington Ave. Lansing, MI

- **Title Information:**

- Clarence Hooker

- **Original Red Tag Date:**

- 06/27/2011
- Deteriorated roof shingles
- Lack of utilities
- Missing chimney bricks
- Open Ceiling in kitchen
- Damaged walls throughout

- **NEAT Team Enforcement Start:**

- 12/08/2011

- **Property Activity:**

- Building permit issued 12/22/2023 no inspections to date.
- Electrical permit issued 3/18/2024 rough approved 3/18/2024
- Plumbing permit issued 6/18/2024 rough/underground approved 7/31/2024

- **SEV & Cost of Repairs:**

- \$49,100.00 (SEV)
- \$124,512.00 (cost of repairs)

- **City Recommendation:** 90 – Days to make safe or demolish

NEAT TEAM INSPECTION 5/22/2023





Andy Schor, Mayor

Recent Photos



Department of Economic
Development and Planning
Rawley Van Fossen, Director



Andy Schor, Mayor

Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Make Safe or Demolish

Property Owner Contact Information

ADDRESS: 1232 N. Washington Ave.

LEGAL DESCRIPTION: W 5 ½ R LOT 8 BLOCK 32 ORIG PLAT

PARCEL ID: 33-01-01-09-256-001

PROPERTY OWNER NAME: Clarence Hooker

PROPERTY OWNER ADDRESS: 1566 Pontchartain Dr. Okemos, MI 48864

PROPERTY OTHER CONTACT: Clarence Hooker Cell 517-214-0997 Email: N/A

**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

**Subject: Dangerous Building at 1232 N WASHINGTON AVE. – Show Cause
Hearing Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0879 42

CLARENCE HOOKER
1566 PONTCHARTRAIN DR.
OKEMOS, MI 48864

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 1232 N WASHINGTON AVE., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered “Dangerous” as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The

“Equal Opportunity Employer”

permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in black ink that reads "Walter Allen". The signature is written in a cursive, flowing style.

Walter Allen
Code Enforcement Manager

Attachment: List of Violations

1232 N Washington Ave



1232 N Washington Ave



1232 N Washington Ave







1232 N Washington Ave











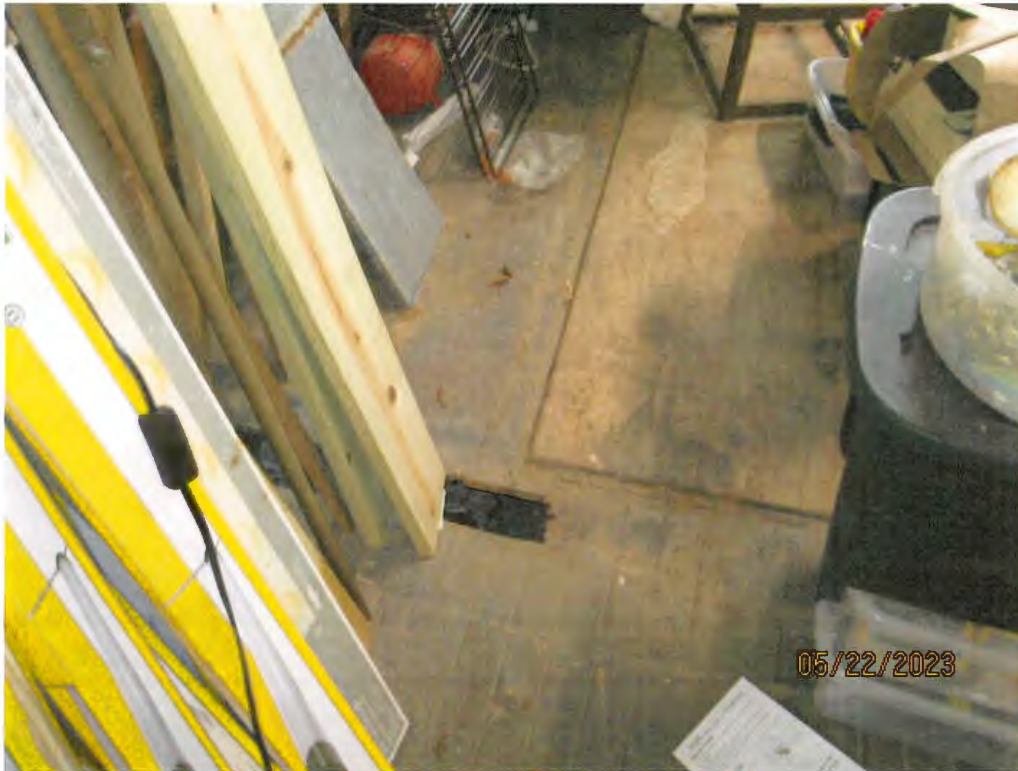




4.0



4.0



4.0

4.0









CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2023-021
---	---	------------------------------

Matter of the building/structure at 1232 N. Washington Ave. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: AUGUST 22, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☐ The building/structure has been substantially destroyed by:
- ☐ Fire
 - ☐ Wind
 - ☐ Flood
 - ☒ Deterioration
 - ☒ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is \$49,100.00
7. The cost to repair the building or structure to make it safe is \$124,512.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 09 256 001

W 5 ½ R LOT 8 BLOCK 32 ORIG PLAT, City of Lansing

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 11/19/24.

8/22/24
Date

David L Mylle
Hearing Officer



Chris Swope

Lansing City Clerk

CLARENCE HOOKER

1566 PONTCHARTRAIN DR
OKEMOS, MI 48864

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 1232 N Washington Ave, Lansing MI 48906

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

CLARENCE HOOKER
1566 PONTCHARTRAIN DR
OKEMOS, MI 48864



9590 9402 9026 4122 6311 34

2. Article Number (Transfer from service label)

021 2720 0002 8054 1050

Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Clarence Hooker*

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Clarence Hooker

C. Date of Delivery

2-13-25

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail
☐ Insured Mail Restricted Delivery
(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

1
2
3
2

DANGER
CONSTRUCTION AREA
KEEP OUT

NOTICE

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Enforcement Officer has determined that the building located at 1232 N. WASHINGTON AVE, 33-01-01-09-256-001, W 5 ½ R LOT 8 BLOCK 32 ORIG PLAT, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on June 27TH, 2011; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer's, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Officer of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1232 N. WASHINGTON AVE, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within _____ from the date of this resolution, March 10, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	204 E. POTTER AVE.
PARCEL NUMBER:	33 01 01 33 406 491

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	2023-016

LISTED TAXPAYER:	RAHIM ALIKEIL
INTERESTED PARTIES:	RAHIM ALIKEIL
SEV INFORMATION:	\$27,200.00
LAND VALUE:	\$7,700.00
BUILDING VALUE:	\$19,500.00
LOT SIZE:	46 x 181.5

HOUSING CODE VIOLATION LTR:	11/30/2017
ORIGINAL RED TAG DATE:	11/30/2017
ZONING:	R-2 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$110,397.85
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 84 SUPERVISORS PLAT OF EVERETT-DALE NO 2 SUB
---------------------------	---

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council	2/10/2025	Set Show Cause Hearing
City Council	2/24/2025	Show Cause Hearing
Committee on Public Safety	2/25/2025	

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony

Code Enforcement – Department of Economic Development and Planning

316 N. Capitol Ave. Lansing, MI 48933

Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

204 E. Potter Ave. Lansing, MI

- **Title Information:**

- Rahim Alikheil

- **Original Red Tag Date:**

- 11/30/2017
- Infestation of rodents, uncleanliness and decay of surfaces within the dwelling, plaster/gypsum board at ceilings and walls damaged, exposed wiring, lack of operations smoke detectors outside sleeping areas.

- **NEAT Team Enforcement Start:**

- 5/07/2019

- **Property Activity:**

- Building permit issued 3/15/2024 frame disapproved 4/01/2024, progress disapproved 5/20/2024.
- Electrical Permit issued 3/15/2024 currently suspended for a fee. Rough and service approved 8/08/2024.
- Mechanical issued 3/27/2024. Final disapproved 7/18/2024 final rescheduled for 9/06/2024.
- Plumbing permit issued 7/18/2024, currently suspended for a fee. Rough inspection approved on 7/24/2024.

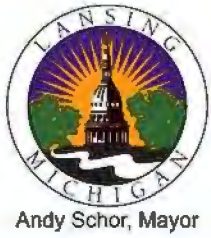
- **SEV & Cost of Repairs:**

- \$27,200.00 (SEV)
- \$36,200.00 (cost of repairs)

- **City Recommendation:** 90 – Days to make safe or demolish

NEAT TEAM INSPECTION 11/29/2017 & 3/29/2018





Recent Photos



**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Andy Schor, Mayor

Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Make Safe or Demolish

Property Owner Contact Information

ADDRESS: 204 E. POTTER AVE.

LEGAL DESCRIPTION: LOT 84 SUPERVISORS PLAT OF EVERETT-DALE NO 2 SUB

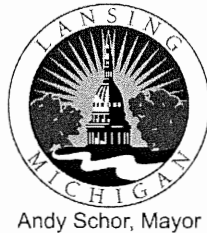
PARCEL ID: 33 01 01 33 406 491

PROPERTY OWNER NAME: RAHIM ALIKEIL

PROPERTY OWNER ADDRESS: 3752 CHIPPENDALE CIRCLE
OKEMOS, MI 48864

PROPERTY OTHER CONTACT: Cell # 517-281-6047 - Email: rahim77a@yahoo

Department of Economic
Development and Planning
Rawley Van Fossen, Director



Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

**Subject: Dangerous Building at 204 E POTTER AVE. – Show Cause Hearing
Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0880 17

RAHIM ALIKEIL
3752 CHIPPENDALE CIRCLE
OKEMOS, MI 48864

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 204 E POTTER AVE., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered “Dangerous” as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The

“Equal Opportunity Employer”

permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in cursive script that reads "Walter Allen".

Walter Allen
Code Enforcement Manager

Attachment: List of Violations



01/12/2023 11:25



01/12/2023 11:25

















CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2023-016
---	---	-----------------------

Matter of the building/structure at **204 E POTTER AVE.,** which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: **AUGUST 22, 2024** Hearing Officers: **DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY**
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☐ The building/structure has been substantially destroyed by:
 - ☐ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☒ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is **\$27,200.00**
7. The cost to repair the building or structure to make it safe is **\$36,200.00**
8. The real estate is described as follows:

Parcel Number: 33 01 01 33 406 491

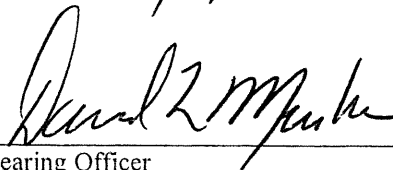
LOT 84 SUPERVISORS PLAT OF EVERETT-DALE NO 2 SUB, City of Lansing

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 11/19/24.

8/22/24
Date


Hearing Officer



Chris Swope

Lansing City Clerk

RAHIM ALIKHEIL

3752 CHIPPENDALE CIR
OKEMOS, MI 48864-3861

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 204 E Potter Ave, Lansing MI 48910

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

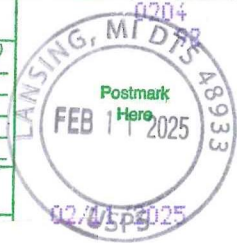
Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

7021 2720 0002 8054 1104

U.S. Postal Service™	
CERTIFIED MAIL® RECEIPT	
Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
Okemos, MI 48864	
OFFICIAL USE	
Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	\$4.10
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73
Total Postage and Fees	\$9.68
RAHIM ALIKHEIL	
3752 CHIPPENDALE CIR	
OKEMOS, MI 48864-3861	
PS Form 3800, April 2015 PSN 7530-02-000-9047	
See Reverse for Instructions	



204



BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Enforcement Officer has determined that the building located at 204 E. Potter Ave, 33-01-01-33-406-491, LOT 84 SUPERVISORS PLAT OF EVERETT-DALE NO 2 SUB, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on NOVEMBER 30TH, 2017; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 204 E. POTTER AVE., as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within _____ from the date of this resolution, March 10, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	1023 PORTER ST
PARCEL NUMBER:	33 01 01 10 326 331

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2023-006

LISTED TAXPAYER:	CERNY TAWNY
INTERESTED PARTIES:	CERNY TAWNY
SEV INFORMATION:	\$36,700.00
LAND VALUE:	\$3,900.00
BUILDING VALUE:	\$32,800.00
LOT SIZE:	39 x 132

HOUSING CODE VIOLATION LTR:	7/6/2017
ORIGINAL RED TAG DATE:	7/6/2017
ZONING:	R-5 SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$102,196.08
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 24 S H PERSONS ADD
---------------------------	-------------------------------

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council	2/10/2025	Set Show Cause Hearing
City Council	2/24/2025	Show Cause Hearing
Committee on Public Safety	2/25/2025	
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony

Code Enforcement – Department of Economic Development and Planning

316 N. Capitol Ave. Lansing, MI 48933

Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

1023 PORTER ST. Lansing, MI

- **Title Information:**

- Tawny Cerny

- **Original Red Tag Date:**

- 7/06/2017
- Fire damaged structure
- Water damaged walls & ceilings.
- Lack of smoke detectors
- Lack of utilities

- **NEAT Team Enforcement Start:**

- 5/01/2018

- **Property Activity:**

- 9 premise violations since the property was tagged. 1 grass mowing in 2024 1 grass mowing in 2023, 1 trash removal in 2024.
- Building permit issued 6/16/2023. Frame partially approved 2/23/2024
- Electrical permit issued 4/22/2024 no inspections to date.

- **SEV & Cost of Repairs:**

- \$26,593.00 (SEV)
- \$32,200.00 (cost of repairs)

- **City Recommendation:** 60 – Days to make safe or demolish

NEAT TEAM INSPECTION 7/10/2017





Andy Schor, Mayor

Recent Photos



**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Andy Schor, Mayor

Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Make Safe or Demolish

Property Owner Contact Information

ADDRESS: 1023 Porter

LEGAL DESCRIPTION: LOT 24 S H PERSONS ADD

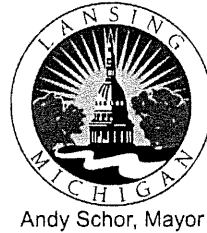
PARCEL ID: 33-01-01-10-326-331

PROPERTY OWNER NAME: Tawny Cerny

PROPERTY OWNER ADDRESS: 315 W. Grand River - Lansing, MI 48906

PROPERTY OTHER CONTACT: Email: tawnycerny@gmail.com

Department of Economic
Development and Planning
Rawley Van Fossen, Director



Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Subject: Dangerous Building at 1023 PORTER ST. – Show Cause Hearing Notice

August 7, 2024

Certified Number: 9589 0710 5270 0715 0879 28

TAWNY CERNY
315 W GRAND RIVER
LANSING, MI 48906

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 1023 PORTER ST., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered "Dangerous" as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

"Equal Opportunity Employer"

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in black ink that reads "Walter Allen". The signature is written in a cursive, flowing style.

Walter Allen
Code Enforcement Manager

Attachment: List of Violations



IMG_0747 [1]

07/10/2017 12:12

ACastillo



IMG_0749[1]

07/10/2017 12:11

ACastillo



IMG_0748[1]

07/10/2017 12:10

ACastillo



IMG_0744 [1]

07/10/2017 12:09

Acastillo



IMG_0745[1]

07/10/2017 12:09

ACastillo



IMG_0745[1]

07/10/2017 12:09

Acastillo



IMG_0743[1]

07/10/2017 12:08

Acastillo





IMG_0741[1]

07/10/2017 12:06

ACastillo





IMG_0737[1]

07/10/2017 12:02

ACastillo



IMG_0736[1]

07/10/2017 12:00

Acastillo

CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2022-011
---	---	------------------------------

Matter of the building/structure at 1023 PORTER ST. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: AUGUST 22, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☐ The building/structure has been substantially destroyed by:
- ☒ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☐ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is \$26,593.00
7. The cost to repair the building or structure to make it safe is \$32,200.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 10 326 331

LOT 24 S H PERSONS ADD, City of Lansing

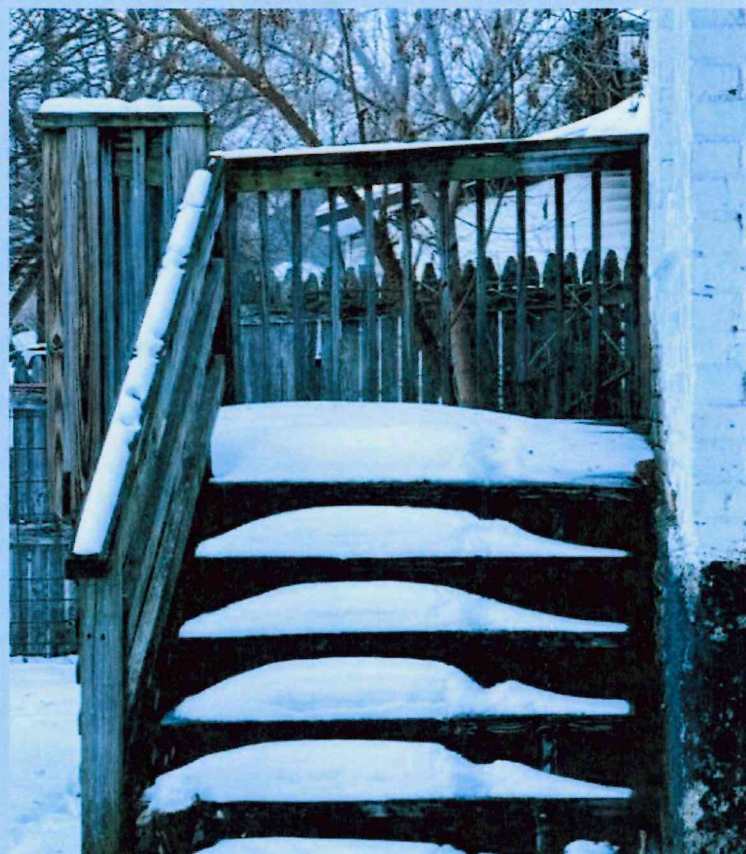
IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 11/19/24.

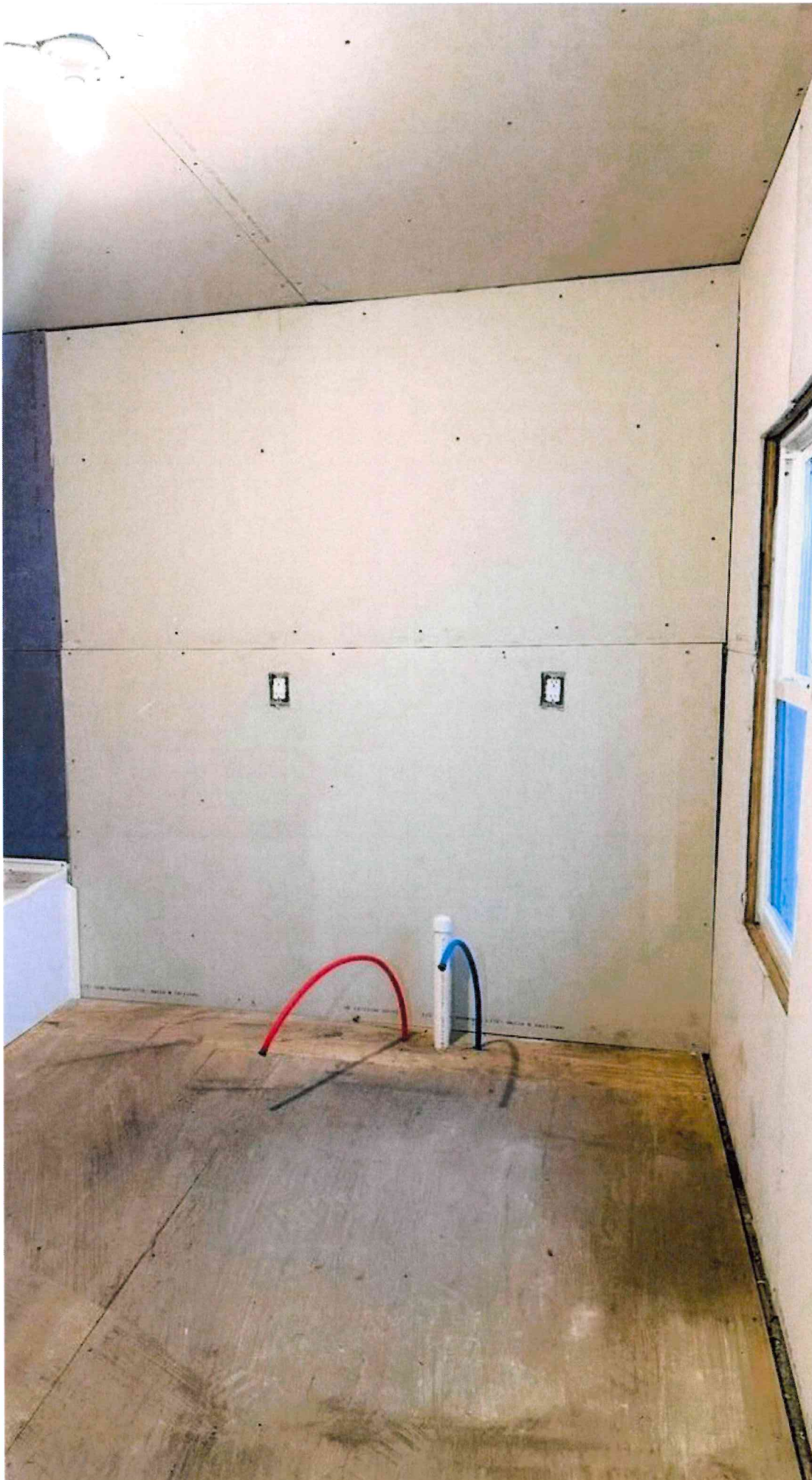
8/22/24
Date

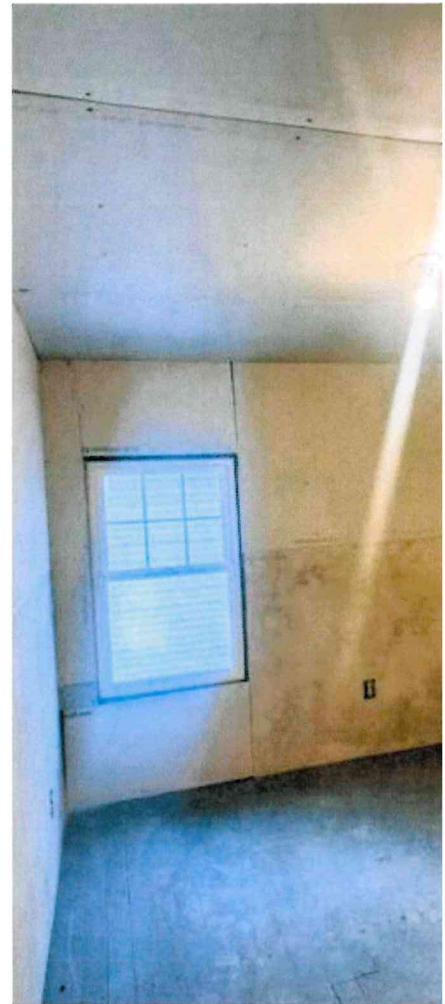
David L Muylle
Hearing Officer

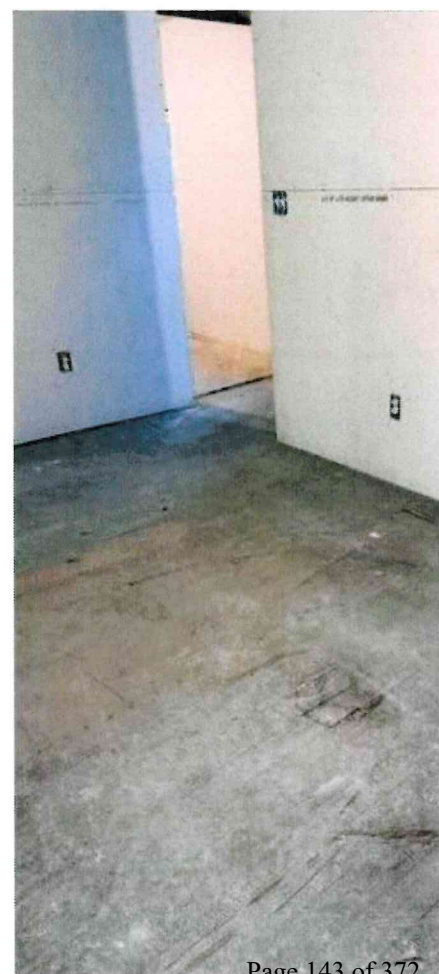


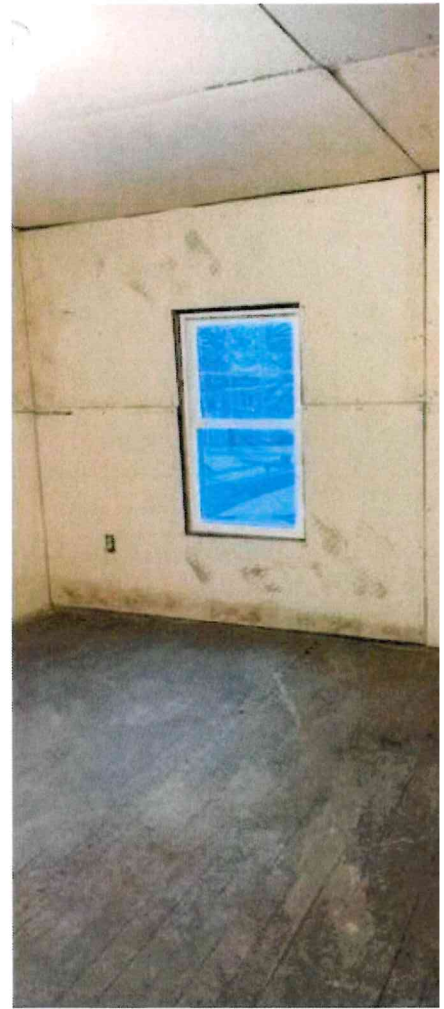
Submitted
@ Mtey













Chris Swope

Lansing City Clerk

TAWNY CERNY

315 W CESAR E CHAVEZ AVE
LANSING, MI 48906

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 1023 Porter Rd, Lansing MI 48906

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

7021 2720 0002 8054 1128

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Lansing, MI 48906

Certified Mail Fee		\$4.85
Extra Services & Fees (check box, add fee as appropriate)		\$4.10
☐ Return Receipt (hardcopy)	\$	\$0.00
☐ Return Receipt (electronic)	\$	\$0.00
☐ Certified Mail Restricted Delivery	\$	\$0.00
☐ Adult Signature Required	\$	\$0.00
☐ Adult Signature Restricted Delivery	\$	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

TAWNY CERNY
315 W CESAR E CHAVEZ AVE
LANSING, MI 48906



PSN 7530-02-000-9047

See Reverse for Instructions



Chris Swope
Lansing City Clerk

NOTICE

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 1023 Porter Rd, Lansing MI 48906

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforementioned laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Chris Swope, MMC/MF/MC level 3
Lansing City Clerk

Lansing City Clerk's Office
Fourth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48913-2695
517-483-4131
www.lansingmi.gov/city-clerk city-clerk@lansingmi.gov

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Enforcement Officer has determined that the building located at 1023 PORTER ST, 33-01-01-10-326-331, LOT 24 S H PERSONS ADD, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JULY 5TH 2020; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1023 PORTER ST, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building _____ from the date of this resolution, March 10, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	1300 W. Maple Street
PARCEL NUMBER:	33-01-01-08-407-061

HEARING DATE:	8/2/2024
DEMOLITION CASE FILE #:	D2024-003

LISTED TAXPAYER:	SUMMIT ASSOCIATES II LLC
INTERESTED PARTIES:	SUMMIT ASSOCIATES II LLC
SEV INFORMATION:	\$22,700.00
LAND VALUE:	\$5,100.00
BUILDING VALUE:	\$17,600.00
LOT SIZE:	30x135.84

HOUSING CODE VIOLATION LTR:	7/13/2022, 11/08/2005
ORIGINAL RED TAG DATE:	11/8/2005
ZONING:	R-6A Urban Detached Residential
ESTIMATE OF REPAIRS:	\$47,313.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 122 CHARLES KUDNERS SUB
---------------------------	---

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council	2/10/2025	Set Show Cause Hearing
City Council	2/24/2025	Show Cause Hearing
Committee on Public Safety	2/25/2025	
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony

Code Enforcement – Department of Economic Development and Planning

316 N. Capitol Ave. Lansing, MI 48933

Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

1300 W. Maple St. Lansing, MI

- **Title Information:**

- Gloria Hall

- **Original Red Tag Date:**

- 11/08/2005
- Reason(s) for red tag:
 - Deteriorated soffit and fascia, exposed wiring, missing handrail front porch.
 - 7/13/2022 inspection- Electrical wiring/panel installed without a permit. Bring the electrical to code, light fixtures missing, plumbing permit required for new water heater, supply piping, and waste piping, lack of hardwired smoke detector with battery back up, dwelling is being remodeled needs permits, most wall coverings have been removed exposing electrical, mechanical and plumbing.

- **NEAT Team Enforcement Start:**

- 11/03/2011

- **Property Activity:**

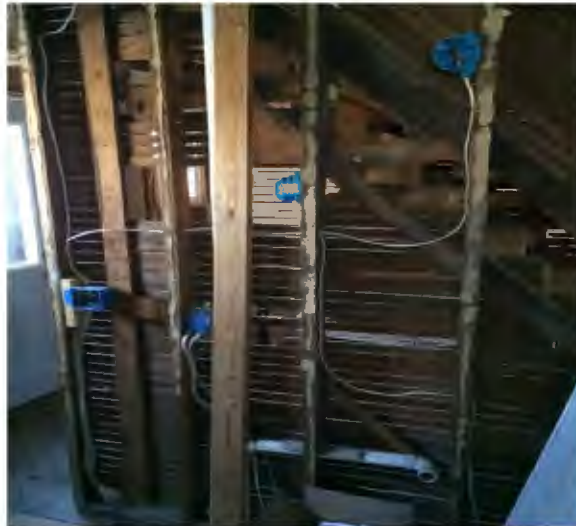
- 14 enforcements for trash and grass.
- Electrical permit from 2015 closed.
- Plumbing permit from 2012 closed.
- Building Permit issued 7/09/2024 no inspections

- **SEV & Cost of Repairs:**

- \$24,600 (SEV)
- \$47,313.00 (estimated cost of repairs)

- **City Recommendation:** 30 – Days to make safe or demolish

NEAT TEAM INSPECTION 7/13/2022





Andy Schor, Mayor

Recent Inspection Photos





Make Safe or Demolish

Property Owner Contact Information

ADDRESS: 1300 W. Maple

LEGAL DESCRIPTION: LOT 122 CHARLES KUDNERS SUB

PARCEL ID: 33-01-01-08-407-061

PROPERTY OWNER NAME: 1300 Maple St. LLC (LLC Holder – Alesia Flower)

- Previously (Gloria Hall)

PROPERTY OWNER ADDRESS: 4690 Amber Lane, Dimondale, MI 48821

- Previous Address (1304 W. Maple St.)

PROPERTY OTHER CONTACT: N/A

Department of Economic
Development and Planning
Rawley Van Fossen, Director



Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Subject: Dangerous Building at 1300 W MAPLE ST. – Show Cause Hearing Notice

August 7, 2024

Certified Number: 9589 0710 5270 0715 0878 81

GLORIA HALL
1304 W MAPLE ST.
LANSING, MI 48915-2136

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 1300 W. MAPLE ST., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered “Dangerous” as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

“Equal Opportunity Employer”

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in black ink that reads "Walter Allen". The signature is written in a cursive, flowing style.

Walter Allen
Code Enforcement Manager

Attachment: List of Violations

1300 W. Maple St.
07/13/22



1300 W. Maple St.
07/13/22



1300 W. Maple St.
07/13/22



1300 W. Maple St.
07/13/22



1300 W. Maple St.
07/13/22



1300 W. Maple St.
07/13/22



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2024-003
---	---	------------------------------

Matter of the building/structure at 1300 W MAPLE ST. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: AUGUST 22, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☒ The building/structure has been substantially destroyed by:
☐ Fire
☐ Wind
☐ Flood
☐ Deterioration
☒ Neglect
☐ Abandonment
☐ Vandalism
☐ other:
6. The state equalized value of the building/structure is \$24,600.00
7. The cost to repair the building or structure to make it safe is \$47,313.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 08 407 061

LOT 122 CHARLES KUDNERS SUB, City of Lansing

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 9/23/24

8/22/24
Date

[Signature]
Hearing Officer



Chris Swope

Lansing City Clerk

1300 MAPLE ST LLC
ALESIA FLOWER
4690 AMBER LANE
DIMONDALE, MI 48821

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 1300 W Maple St, Lansing MI 48915

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

1300 MAPLE ST LLC
 ALESIA FLOWER
 4690 AMBER LANE
 DIMONDALE, MI 48821



9590 9402 9026 4122 6310 80

2. Article Number (Transfer from service label)

7021 2720 0002 8054 1067

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Handwritten Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

[Handwritten Name: James Flower]

C. Date of Delivery

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery

(over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



Resolution #2025-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at , 1300 W. Maple Street, 33-01-01-08-407-061, Lot 122, Charles Kudner's Subdivision, City of Lansing, Ingham County, Michigan, as recorded in Liber 2 of Plats, page 11, Ingham County Records, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on OCTOBER 20TH, 2016; and

WHEREAS, a hearing was held by a Lansing Demolition Hearing Officer on AUGUST 22nd, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by SEPTEMBER 23RD, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1300 W. Maple, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building _____ from the date of this resolution, March 10, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	1723 OSBAND AVE
PARCEL NUMBER:	33 01 01 21 357 041

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2023-026

LISTED TAXPAYER:	917 CHITTOCK STREET LLC
INTERESTED PARTIES:	917 CHITTOCK STREET LLC
SEV INFORMATION:	\$36,200.00
LAND VALUE:	\$4,600.00
BUILDING VALUE:	\$31,600.00
LOT SIZE:	41 x 132

HOUSING CODE VIOLATION LTR:	6/26/2015, & 12/17/2019, & 2/8/2023
ORIGINAL RED TAG DATE:	6/26/2015
ZONING:	R-6B SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$69,550.11
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	N 41 FT OF S 85 FT LOTS 6 & 7 BLOCK 13 PARK PLACE
---------------------------	--

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council	2/10/2025	Set Show Cause Hearing
City Council	2/24/2025	Show Cause Hearing
Committee on Public Safety	2/25/2025	
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony

Code Enforcement – Department of Economic Development and Planning

316 N. Capitol Ave. Lansing, MI 48933

Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

1723 OSBAND AVE. Lansing, MI

- **Title Information:**

- 917 Chittock Street LLC

- **Original Red Tag Date:**

- 6/26/2015, 12/17/2019, 2/08/2023
- Reason(s) for red tag:
 - Lack of required utilities, deteriorated roof, missing damaged drywall throughout the dwelling, missing plumbing pipes and fixtures throughout the dwelling, missing furnace and water heater, missing wiring, switches and outlets throughout the dwelling, unsafe electrical wiring at garage, house has been stripped down to the studs, canceled-expired permits.

- **NEAT Team Enforcement Start:**

- 10/05/2015

- **Property Activity:**

- Open Building Permit issued 2/06/2024 no inspections.
- Open Electrical Permit service partially approved 3/04/2024.
- Open Plumbing Permit issued 2/11/2024 no inspections.
- Open Roofing Siding open roof approved 2/21/2024
- 4 Board ups, 1 grass violation, 6 trash violations resulting in 4 trash removals.

- **SEV & Cost of Repairs:**

- \$36,200 (SEV)
- \$69,550.11 (cost of repairs)

- **City Recommendation:** 90 – Days to make safe or demolish

NEAT TEAM INSPECTION 2/09/2023





Andy Schor, Mayor

Recent Inspection Photos



**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Andy Schor, Mayor

Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Make Safe or Demolish

Property Owner Contact Information

ADDRESS: 1723 Osband

LEGAL DESCRIPTION: N 41 FT OF S 85 FT LOTS 6 & 7 BLOCK 13 PARK PLACE

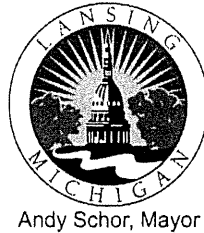
PARCEL ID: 33-01-01-21-357-041

PROPERTY OWNER NAME: 917 Chittock Street LLC

PROPERTY OWNER ADDRESS: 114 Bank - Lansing, MI 48910.

PROPERTY OTHER CONTACT: Mobile: 517-202-6507 Email: neilw3434@gmail.com

Department of Economic
Development and Planning
Rawley Van Fossen, Director



Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

**Subject: Dangerous Building at 1723 OSBAND AVE. – Show Cause Hearing
Notice**

August 7, 2024

Certified Number: 9589 0710 5270 0715 0878 74

917 CHITTOCK STREET LLC
114 BANK ST.
LANSING, MI 48910

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 1723 OSBAND AVE., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered "Dangerous" as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The

"Equal Opportunity Employer"

permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in cursive script that reads "Walter Allen".

Walter Allen
Code Enforcement Manager

Attachment: List of Violations



































































CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2023-026
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Matter of the building/structure at 1723 OSBAND AVE. which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: AUGUST 22, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☐ The building/structure has been substantially destroyed by:
 - ☐ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☒ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is \$34,125.00
7. The cost to repair the building or structure to make it safe is \$69,550.11
8. The real estate is described as follows:

Parcel Number: 33 01 01 21 357 041

N 41 FT OF S 85 FT LOTS 6 & 7 BLOCK 13 PARK PLACE, City of Lansing

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 11/9/24.

8/22/24
Date

David L. Muelle
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 9, 2025

917 Chittock Street LLC
114 Bank Street
Lansing, MI 48910

RE: Make Safe or Demolish at 1723 Osband Avenue, Lansing Michigan

Recently the property you own at 1723 Osband Avenue went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 1/28/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 1/22/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

9589 0710 5270 1338 6993 14

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.
Lansing, MI 48910

Certified Mail Fee	\$4.85
Extra Services & Fees (check box, add fee as appropriate)	\$4.10
☐ Return Receipt (hardcopy)	\$0.00
☐ Return Receipt (electronic)	\$0.00
☐ Certified Mail Restricted Delivery	\$0.00
☐ Adult Signature Required	\$0.00
☐ Adult Signature Restricted Delivery	\$0.00
Postage	\$0.73

Total Postage and Fees
\$9.68

917 CHITTOCK STREET LLC
NEIL D WRIGHT
114 BANK
LANSING, MI 48910



02/11/2025



**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	1723 OSBAND AVE
PARCEL NUMBER:	33 01 01 21 357 041

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2023-026

LISTED TAXPAYER:	917 CHITTOCK STREET LLC
INTERESTED PARTIES:	917 CHITTOCK STREET LLC
SEV INFORMATION:	\$36,200.00
LAND VALUE:	\$4,600.00
BUILDING VALUE:	\$31,600.00
LOT SIZE:	41 x 132

HOUSING CODE VIOLATION LTR:	6/26/2015, & 12/17/2019, & 2/8/2023
ORIGINAL RED TAG DATE:	6/26/2015
ZONING:	R-6B SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$69,550.11
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	N 41 FT OF S 85 FT LOTS 6 & 7 BLOCK 13 PARK PLACE
---------------------------	--

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders



Chris Swope

Lansing City Clerk

917 CHITTOCK STREET LLC
NEIL D WRIGHT
114 BANK
LANSING, MI 48910

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 1723 Osband Ave, Lansing MI 48910

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

Resolution #2025-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Enforcement Officer has determined that the building located at 1723 OSBAND AVE, 33-01-01-21-357-041, N 41 FT OF S 85 FT LOTS 6 & 7 BLOCK 13 PARK PLACE, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on JUNE 26TH 2015; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on [REDACTED] 2024, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Officer of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1723 OSBAND AVE, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building within 60 days from the date of this resolution, [REDACTED] 2024.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	5141 S. MLK Jr. Blvd
PARCEL NUMBER:	33 01 01 05 05 226 090

HEARING DATE:	10/25/2024
DEMOLITION CASE FILE #:	D2024-012

LISTED TAXPAYER:	Property Ventures of Michigan LLC
INTERESTED PARTIES:	Property Ventures of Michigan LLC
SEV INFORMATION:	\$430,400.00
LAND VALUE:	\$324,000.00
BUILDING VALUE:	\$106,400.00
LOT SIZE:	5.43 ACRES

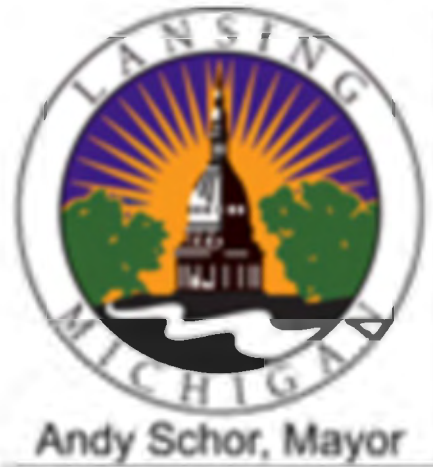
HOUSING CODE VIOLATION LTR:	7/23/2021
ORIGINAL RED TAG DATE:	8/30/2021
ZONING:	MX-3 MIXED USE URBAN CORRIDOR
ESTIMATE OF REPAIRS:	\$5,993,505.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	SE'LY 50 FT LOTS 11 & 12, ALSO LOTS 13 THRU 18 EXC PARTS USED AS M-99 R/W, LOT 40 EXC E 108.6 FT, ALSO W 130FT LOTS, 41 42 AND 43, AND ALSO LOT 44 ; SUPERVISOR'S PLAT OF PROSPERITY FARMS
---------------------------	--

CURRENT PERMIT ACTIVITY	
BUILDING:	Expired PB22-0816
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	10/25/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council	2/10/2025	Set Show Cause Hearing
City Council	2/24/2025	Show Cause Hearing
Committee on Public Safety	2/25/2025	

City of Lansing Make Safe or Demolish Hearing



The City of Lansing Prepared Testimony
Code Enforcement – Department of Economic Development and Planning
316 N. Capitol Ave. Lansing, MI 48933
Friday, 10/25/2024 @ 5:00 PM



Andy Schor, Mayor

5141 S. Martin Luther King Jr. Blvd.

Title Information:

- Property Ventures Of Michigan LLC

Original Red Tag Date:

- 08/30/2021

Reasons for Red Tag

- The structure constitutes threats to life, health, and or safety of persons near or visiting the structure.

Property Activity:

- 65 total enforcement violations since 2012. Trash, grass, board-ups, disabled motor vehicles, working without permits, and zoning violations.

SEV & Cost of Repairs:

- SEV is \$430,000.00
- Cost of repairs is \$5,993,505.00

City Recommendation:

- 30 days to make safe or demolish.



Property Photos





Search Warrant Inspection Photos



Search Warrant Inspection Photos





Andy Schor, Mayor

Search Warrant Inspection Photos





Notice of Hearing Regarding Unsafe Structure Within the City of Lansing

TO: Property Ventures of Michigan LLC
1335 Lake Lansing
Lansing, MI 48912

This notice is to inform you that the building located at 5141 S. Martin Luther King Jr. Blvd, Lansing, MI 48911, has been declared a dangerous structure according to MCL 125.538. The property description is as follows:

- **Property Description:**
 - City of Lansing, Ingham County, MI
 - SE'LY 50 FT LOTS 11 & 12, ALSO LOTS 13 THRU 18 EXC PARTS USED AS M-99 R/W, LOT 40 EXCEPT E 108.6 FT, ALSO W 130 FT LOTS 41, 42 & 43, AND ALSO LOT 44; SUPERVISOR'S PLAT OF PROSPERITY FARMS
 - Parcel #: 33 01 05 05 226 090

Under the Lansing Housing Code and Michigan law (MCL 125.538 – 125.542, excluding MCL 125.541c), a hearing has been scheduled to address this matter. The details of the hearing are:

- **Date:** October 25, 2024
- **Time:** 5:00 PM
- **Location:** Code Enforcement Conference Room, Suite C-2, 316 N. Capitol Ave., Lansing, MI 48933

During this hearing, any individual with a legal interest in the property shall have the opportunity to show cause as to why the hearing officer should not order the building or structure to be demolished, otherwise made safe, or properly maintained.

The Hearing Officer will either set a date by which the building must be made safe by or demolished, or, if good cause is shown, discharge the property from the demolition process. If the property is not made safe or demolished by the date set by the hearing officer, the matter will be referred to the Lansing City Council who may order the building demolished within 21 or 60 days.

If City Council orders the building demolished and you fail to do so by the date contained in the order, the city may proceed with making the property safe or demolition. Any costs incurred by the city and/or any contractor employed by the city related to demolition, including any applicable administrative fees and title search expenses, will be charges as a lien against the property in accordance with MCL 125.541 (5) (7) et seq.

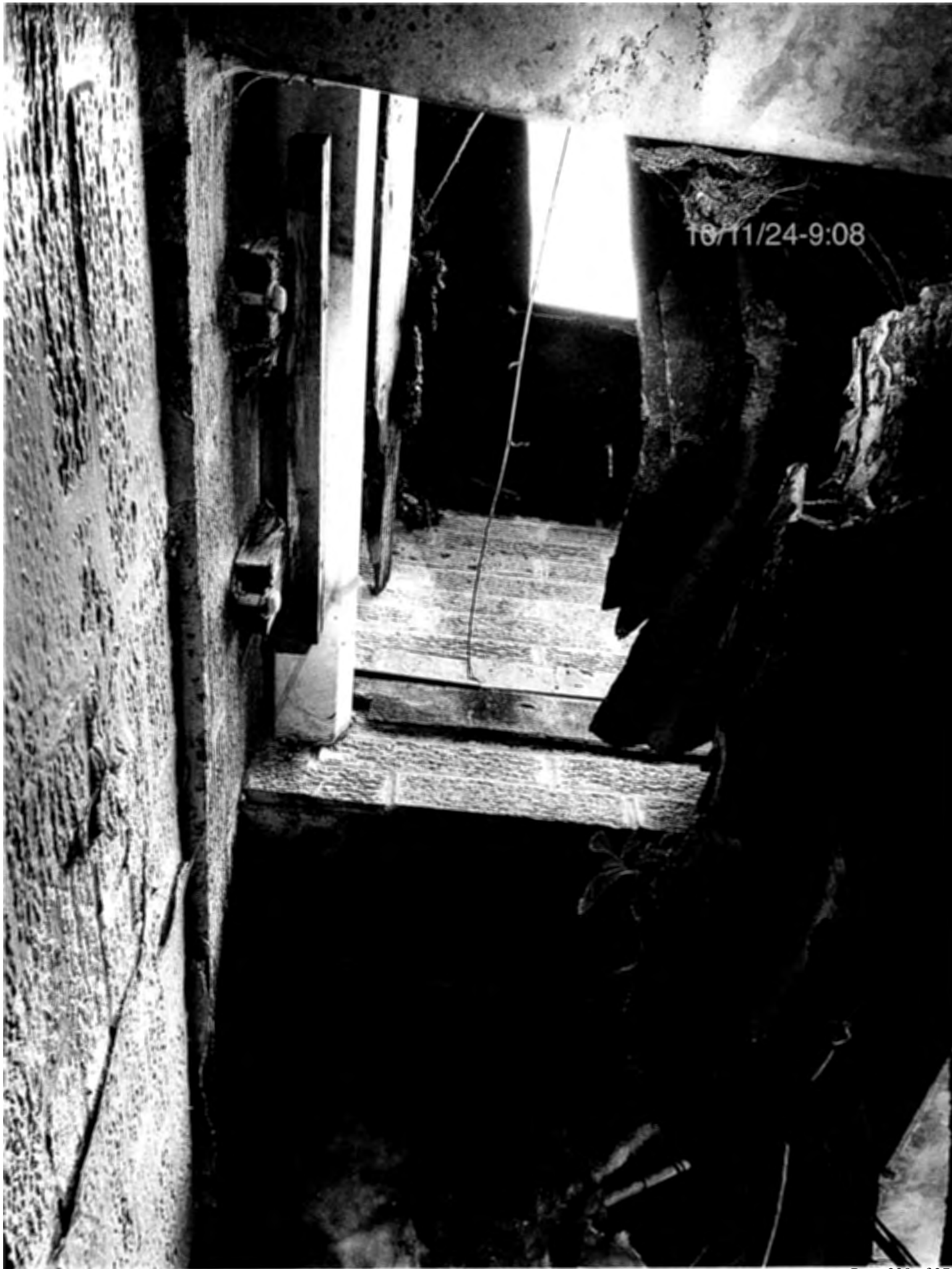
Please note that obtaining any building or trade permits will not affect the demolition schedule or stop the demolition process. Any risks and costs associated with obtaining these permits are the responsibility of the permit applicant/owner.

“Equal Opportunity Employer”



10/11/24-9:20



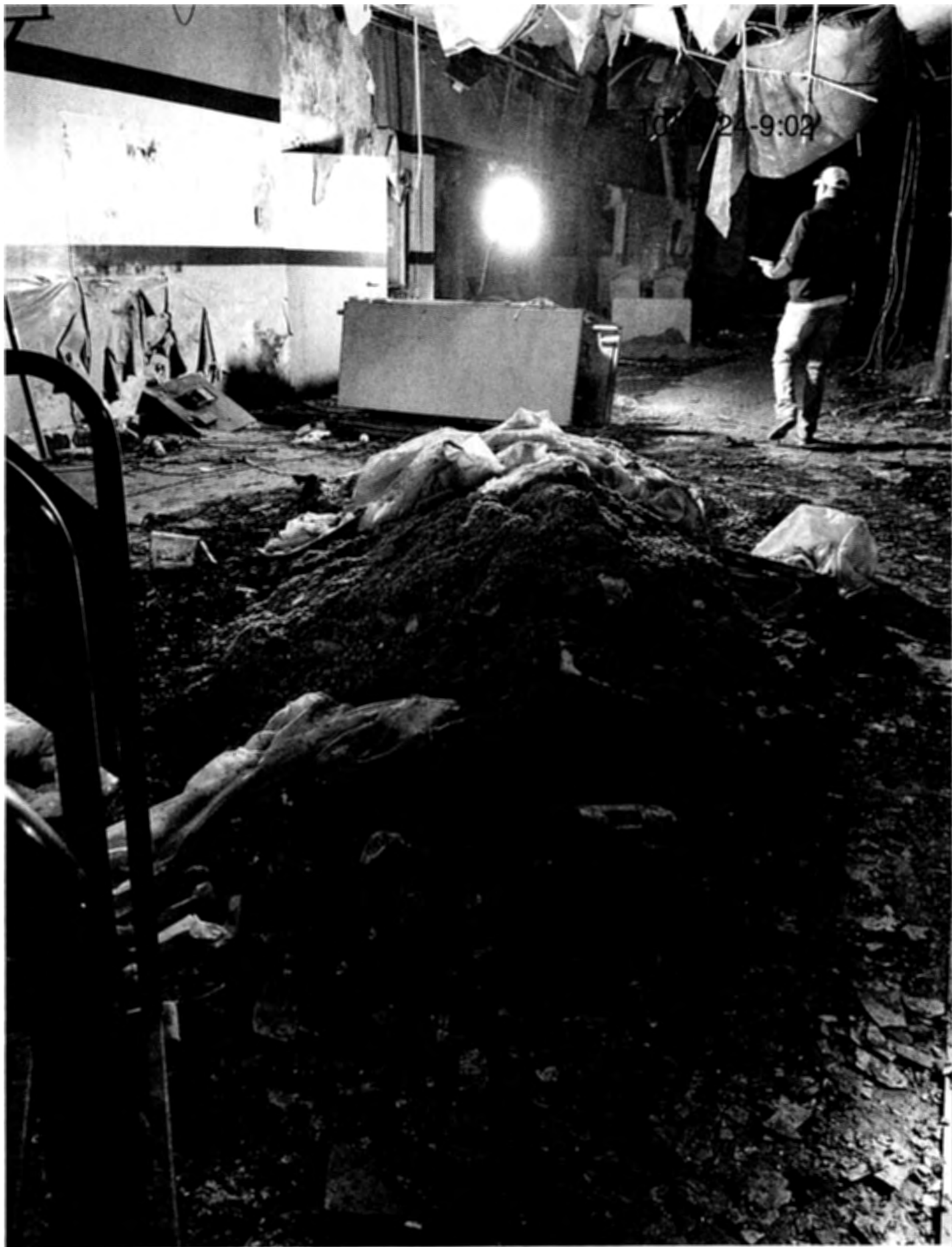






COMPLEX 95



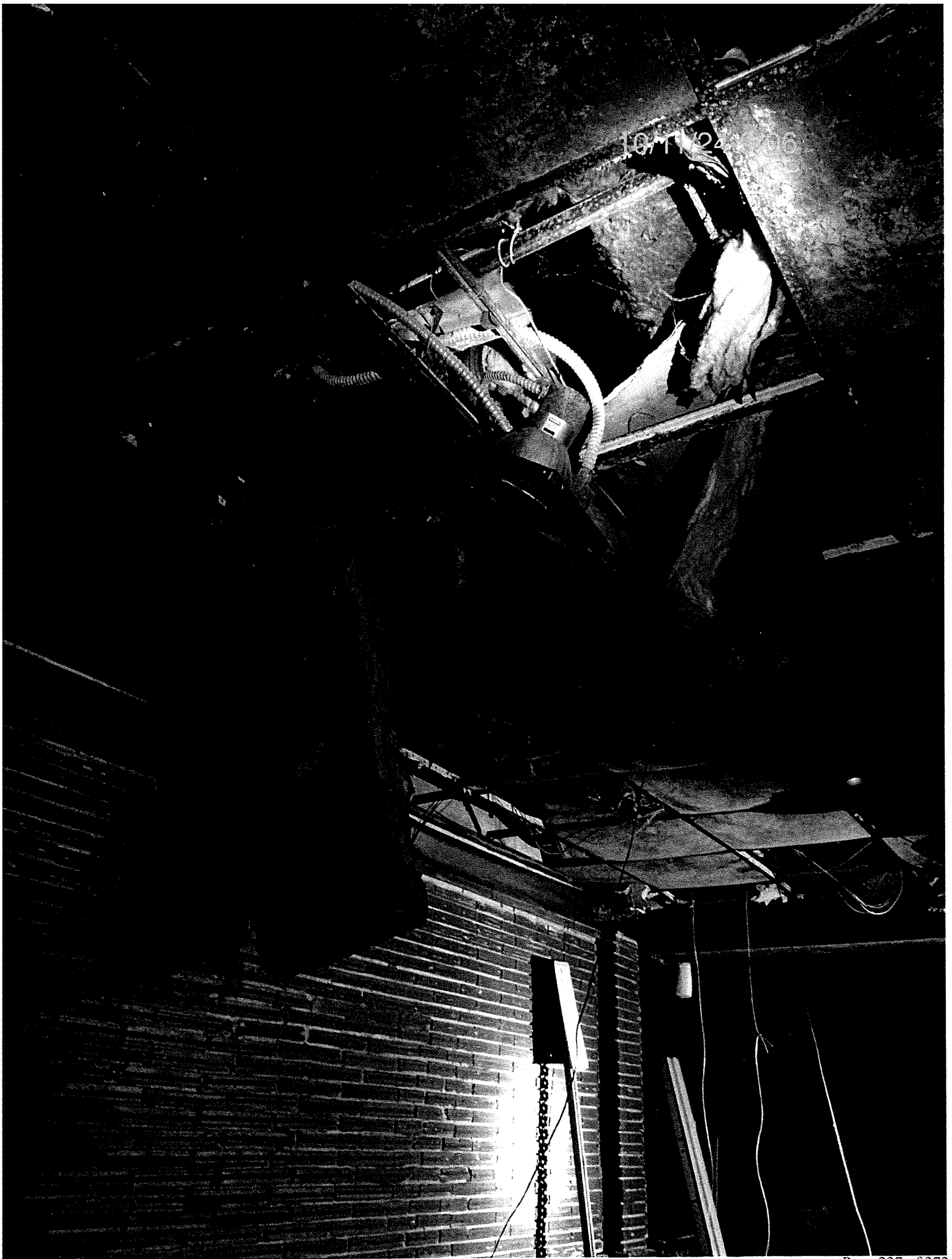


10/11/24-9:08











10/11/24-9:05







Andy Schor, Mayor

Department of Economic Development and Planning

316 N. Capitol Ave., Suite C-1 – Lansing, MI 48933-1238

(517) 483-4355

Rawley Van Fossen, Director

www.lansingmi.gov

Building Safety Office

MAKE SAFE OR DEMOLISH ORDER

August 1, 2024

Property Ventures of Michigan
1335 Lake Lansing
Lansing, MI 48912

Regarding: Parcel # 33-01-05-05-226-090
5141 S. Martin Luther King Jr. Blvd, Lansing, MI

This order is regarding the structure with a correction notice deeming it unsafe since July 26, 2021. As set forth by the STILLE-DEROSSETT-HALE- SINGLE STATE CONSTRUCTION CODE ACT, Public Act 230 of 1972 known as the Michigan Building Code 2015 and in particular sections 115 and 117 of the Michigan Rehabilitation Code for Existing Buildings 2015; the Building Official has declared the structure noted above to be dangerous and unsafe. **Therefore, it is ordered the structure to be placed in the City of Lansing Make Safe or Demolish process.**

Should you have any questions regarding demolition permits that are required or would like to appeal this order, as allowed under section 113 of the Michigan Building Code 2015, please feel free to contact me at jon.snyder@lansingmi.gov

Thank you,

A handwritten signature in black ink, appearing to read "Jon Snyder", is written over a horizontal line.

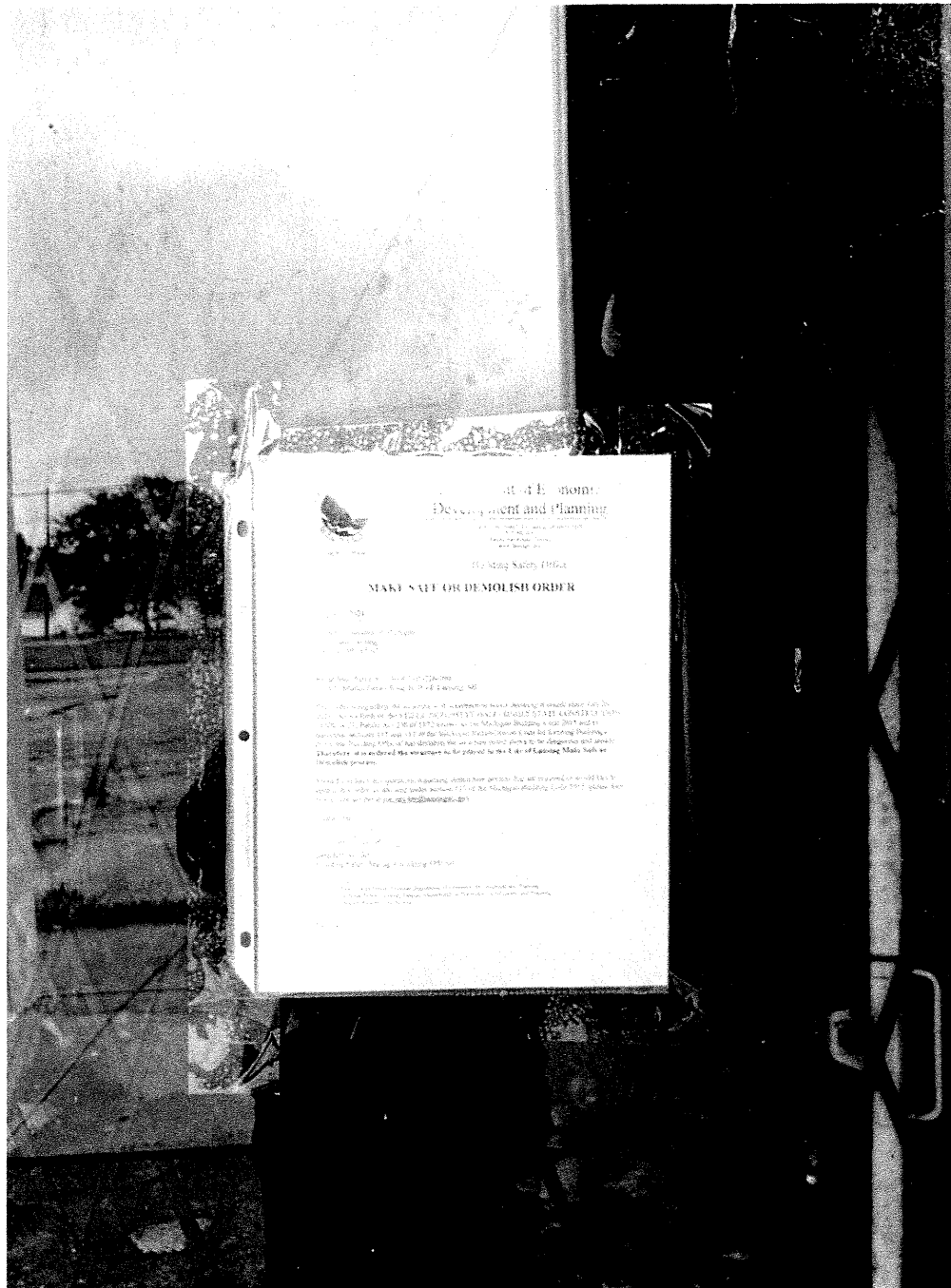
Jonathon Snyder,
Building Safety Manager-Building Official

Cc: File:
Rawley Van Fossen, Director Department of Economic Development and Planning
Nicholas Montry, Deputy Director Department of Economic Development and Planning
Gregory Venker, City Attorney

August 6, 2024

5141 S MLK BLVD

MAKE SAFE OR DEMOLISH POSTING





SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sunset Realty LLC
618 E Kalamazoo St
Lansing MI 48912



9590 9402 8861 4005 4225 43

2. Article Number (Transfer from service label)

7015 1520 0001 0528 3602

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

☐ Agent☐ Addressee

B. Received by (Printed Name)

X Sandra D

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery

1 Mail

1 Mail Restricted Delivery

500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Property Ventures of MI
1335 Lake Lansing
Lansing MI 48912



9590 9402 8537 3186 9153 90

2. Article Number (Transfer from service label)

7019 1640 0002 0657 7487

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X [Signature]

☒ Agent☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

8/12/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☐ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery

1 Mail

1 Mail Restricted Delivery

500)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

July 18, 2024

5141 S MLK BLVD

SHOW CAUSE NOTICE POSTING



**DO NOT ENTER
UNSAFE
TO OCCUPY**

It is a misdemeanor to occupy this
building as so declared by official this notice.



Department of Community, Economic and Planning
Michigan Building Code Act, as amended, of the State of Michigan
Building Department

Building Safety Office

SHOW CAUSE NOTICE

July 18, 2024

Property: 10000 W. 10th Ave. #100
10000 W. 10th Ave. #100
Livestock #100

Regarding: Parcel # 00-00-000-000
10000 W. 10th Ave. #100, Lansing, MI

Dear Sir(s):

This notice is regarding the structure located at the above address. The structure has been found to be unsafe and in need of repair so as to render the building unsuitable for its intended purpose and unfit for human occupancy.

As set forth by the State Department of Community, Economic and Planning, Act 200 of 1977 known as the Michigan Building Code with amendments, and in particular sections 100 and 107 of the Michigan Building Code for existing buildings (100) the Building Official has determined the structure noted above to be dangerous and unsafe. To ensure the health, safety and welfare for others, the neighbors and the public, the City of Lansing and the State of Michigan require that the building be made safe or demolished. Therefore, this notice requires that you shall appear and show good cause within 5 business days of receipt of this notice and present a written plan for the abatement of all hazards to the Building Official.

3B

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Property Ventures
1335 Lake Lansing Rd.
Lansing MI 48912



9590 9402 8080 2349 6092 96

2. Article Number (Transfer from service label)

7020 0640 0001 9216 7326

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

x Michelle Baller

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt



Andy Schor, Mayor

OFFICE OF BUILDING SAFETY

Economic Development & Planning
316 N CAPITOL AVE SUITE C-1
LANSING, MI 48933-1238

DEMOLITION ORDER

May 23, 2022

PROPERTY VENTURES OF MICHIGAN L L C
1335 Lake Lansing
Lansing MI. 48912

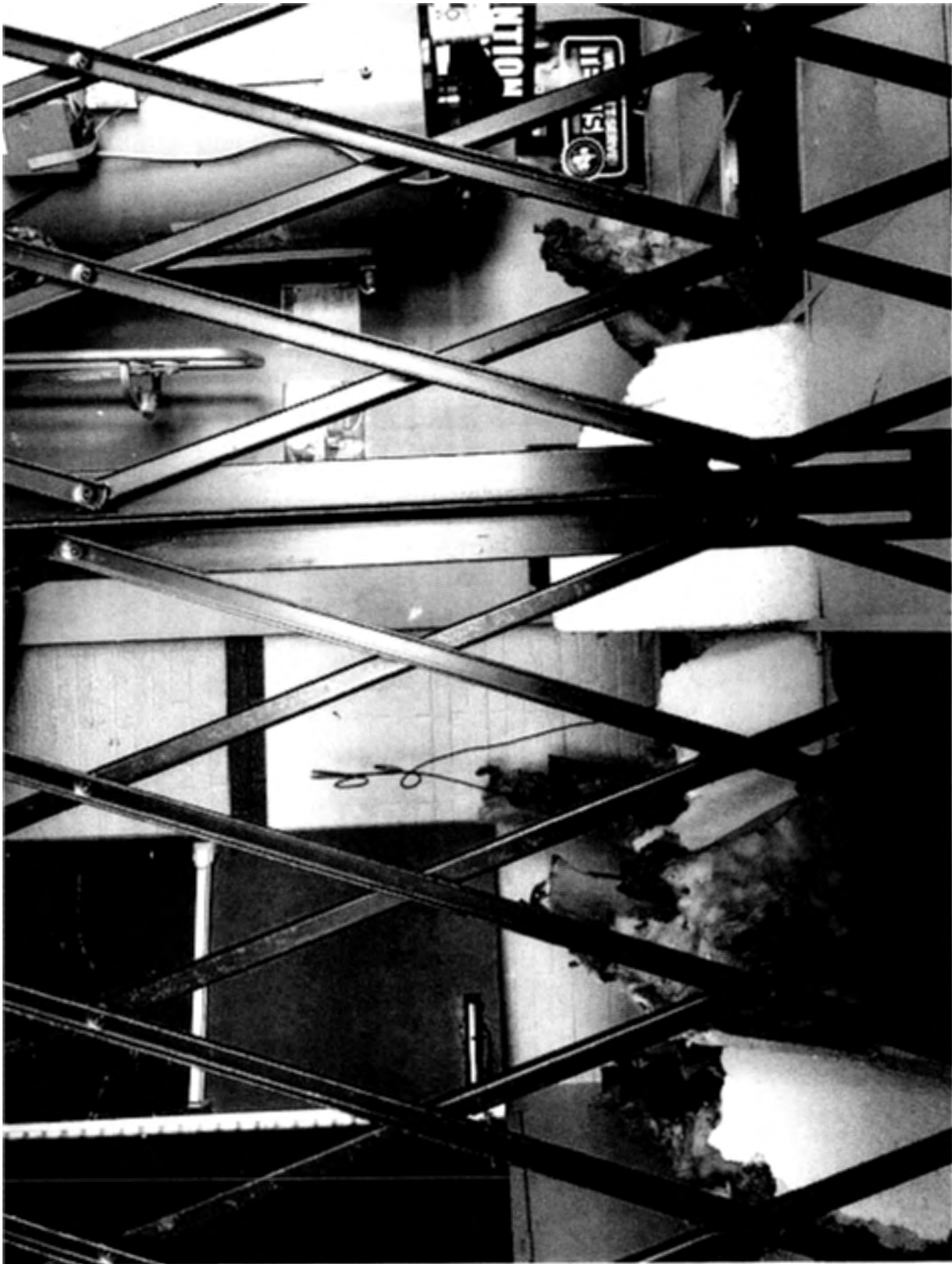
Regarding: 5141 S L KING JR BLVD
Tax ID. 33-01-05-05-226-090

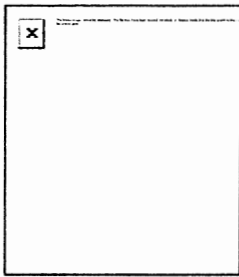
This order is regarding the structure with multiple correction notices deeming it unsafe at the above address. As set forth by the STILLE-DEROSSETT-HALE- SINGLE STATE CONSTRUCTION CODE ACT, Public Act 230 of 1972 known as the Michigan Building Code 2015 and in particular sections 115 and 117 of the Michigan Rehabilitation Code for Existing Buildings 2015; the Building Official has declared the structure noted above to be dangerous and unsafe. Therefore, it is ordered the structure be demolished in accordance with the **requirements** of the Building Code and the Development Ready Criteria **of the City** of Lansing no later than **30 days following** the receipt of this **order**.

Should you have any questions regarding permits that are required or would like to appeal this order, as allowed under section 113 of the Michigan Building Code 2015, please feel free to contact me
Jerry.dunham@lansingmi.gov

Thank You,

Jerry Dunham
Chief Building Inspector





ECONOMIC DEVELOPMENT & PLANNING

Building Safety Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238

(517) 483-4361 FAX (517) 377-0169

www.cityoflansing.com

SHOW CAUSE NOTICE

January 28, 2022

Project Location: 5141 S M.L. KING JR BLVD # M

To whom it may concern,

On 12/28/2021, an inspection was made at 5141 S. M.L. King Jr Blvd. Upon the inspection, it was found that the building, structure or property is in violation of section 115.1 in the 2015 Michigan Rehabilitation Code For Existing Buildings.

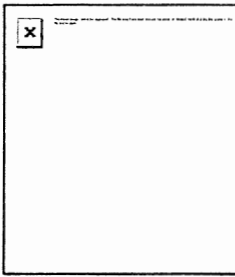
[A] 115.1 Conditions

Buildings, structures or equipment that are or hereafter become unsafe, shall be taken down, removed or made safe as the code official deems necessary and as provided for in this code.

Therefore, you are required to appear and show cause why the building at 5141 S. M.L. King Jr Blvd shall not be made safe. Should you fail to appear and show good cause within one (1) full working day after notice is delivered, this department will have no alternative but to cause a written order to have the building made safe or be demolished at the owner's expense. Please feel free to contact me at (517) 483-4155 between 8:00 a.m. – 9:00 a.m. or 12:00 p.m. - 1:00 p.m., Monday through Friday with any questions. This Department appreciates your cooperation in this matter.

Cordially,

Scott Webb



ECONOMIC DEVELOPMENT & PLANNING

Building Safety Office

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238

(517) 483-4361 FAX (517) 377-0169

www.cityoflansing.com

Make Safe or Demolish

December 28, 2021

Project Location: 5141 S L KING JR BLVD # M

To whom it may concern,

On September 02, 2021, an inspection was made at the aforementioned address performed contrary to the STILLE-DEROSSSETT-HALE SINGLE STATE CONSTRUCTION CODE ACT, Act 230 of 1972 also known as the Michigan Building Code with amendments. Upon the inspection, it was found that the building, structure or property is in violation of the section 115 of the 2015 Michigan Rehabilitation Code For Existing Buildings.

Therefore, you are required to make safe or demolish the building at the address listed above. Should you fail to make safe or demolish within 30 days from the date on this letter, this department will have no alternative but to issue a civil infraction and/or make safe or demolish. Please feel free to contact me at (517) 483-4155 between 8:00 a.m. - 4:30 p.m., Monday through Friday with any questions. This Department appreciates your cooperation in this matter.

Cordially,

Scott Webb



OFFICE OF BUILDING SAFETY
DEPARTMENT OF ECONOMIC DEVELOPMENT AND PLANNING
316 N CAPITOL AVE SUITE C-1
LANSING, MI 48933-1238

Call for inspections between 8-9 AM and 12-1 PM Daily

Date: 8-30-2021

5141 S MLK JR

CORRECTION NOTICE

THIS WILL BE YOUR ONLY NOTICE

WARNING: Failure to comply may result in the issuance of a
Municipal Civil Infraction Ticket

Fines: 1st offense \$150, 2nd offense \$250, 3rd offense \$500

Violation Location:

Compliance Due Date:

Violations of one or more sections of the following Code:

☐ Michigan Building Code

☐ Michigan Plumbing Code

☐ Electrical Code

☐ Michigan Residential Code

☐ Michigan Mechanical Code

☐ Lansing Sign Code

Failure to correct the violations described below by the Compliance Due Date may result in the issuance of a Civil Infraction Ticket.

Violation and/or Code Section: 116.1 STRUCTURE HAS BECOME UNSAFE.

POSTED @ 10:00AM 95 UNSAFE

Inspected by: Robert S. Logan CBO Signature: [Signature]

who is an inspector in the following trade: ☐ Building ☐ Electrical ☐ Mechanical ☐ Plumbing ☐ Signs

You must respond to this notice. Please feel free to call (517) 483- 4366 for more information.

NOT APPROVED



OFFICE OF BUILDING SAFETY
Economic Development & Planning
215 N. CAPITOL AVE. SUITE C-1
LANSING, MI 48205-4211

DEMOLITION ORDER

May 23, 2017

PROPERTY: CENTURES OF MICHIGAN LLC
1730 Lake Lansing
Lansing MI 48912

Regarding: 1111 S.E. KING RD. V.D.
Tax ID: 15-01-0145-16-090

This order is regarding the structure with multiple correction notices during its build as the above building is not built by the STURLE-DEROSS/TT-HALE/SINGER STATE COUNCIL BUILDING CODE ACT, Public Act 230 of 1972 known as the Michigan Building Code. Not found in particular sections 115 and 117 of the Michigan Rehabilitation Code for Existing Buildings 2013, the Building Official has declared the structure noted above to be dangerous and unsafe. Therefore, it is ordered the structure be demolished in accordance with the requirements of the Building Code and the Development Ready Criteria of the City of Lansing no later than 30 days following the receipt of this order.

Should you have any questions regarding permits that are required or would like to appeal this order, as allowed under section 117 of the Michigan Building Code 2013, please feel free to contact me. Jerry Shellen@lansingmi.gov

Thank You,

Jerry Shellen
Chief Building Inspector

NOT APPROVED



ECONOMIC DEVELOPMENT & PLANNING
Building Safety Office

314 N. Capitol, Ste C-1, Lansing, MI 48913-1228
(517) 483-4341 FAX (517) 377-0169
www.cityoflansing.com

Make Safe or Demolish

December 28, 2021

Project Location: 3141 S. L. KING JR BLVD R M

To whom it may concern,

On September 02, 2021, an inspection was made at the aforementioned address pursuant to the STATE DEMOLITION HALL SINGLE STATE CONSTRUCTION CODE ACT, Act 230 of 1972 also known as the Michigan Building Code with amendments. Upon the inspection, it was found that the building, structure or property is in violation of the section 115 of the 2003 Michigan Rehabilitation Code For Existing Buildings.

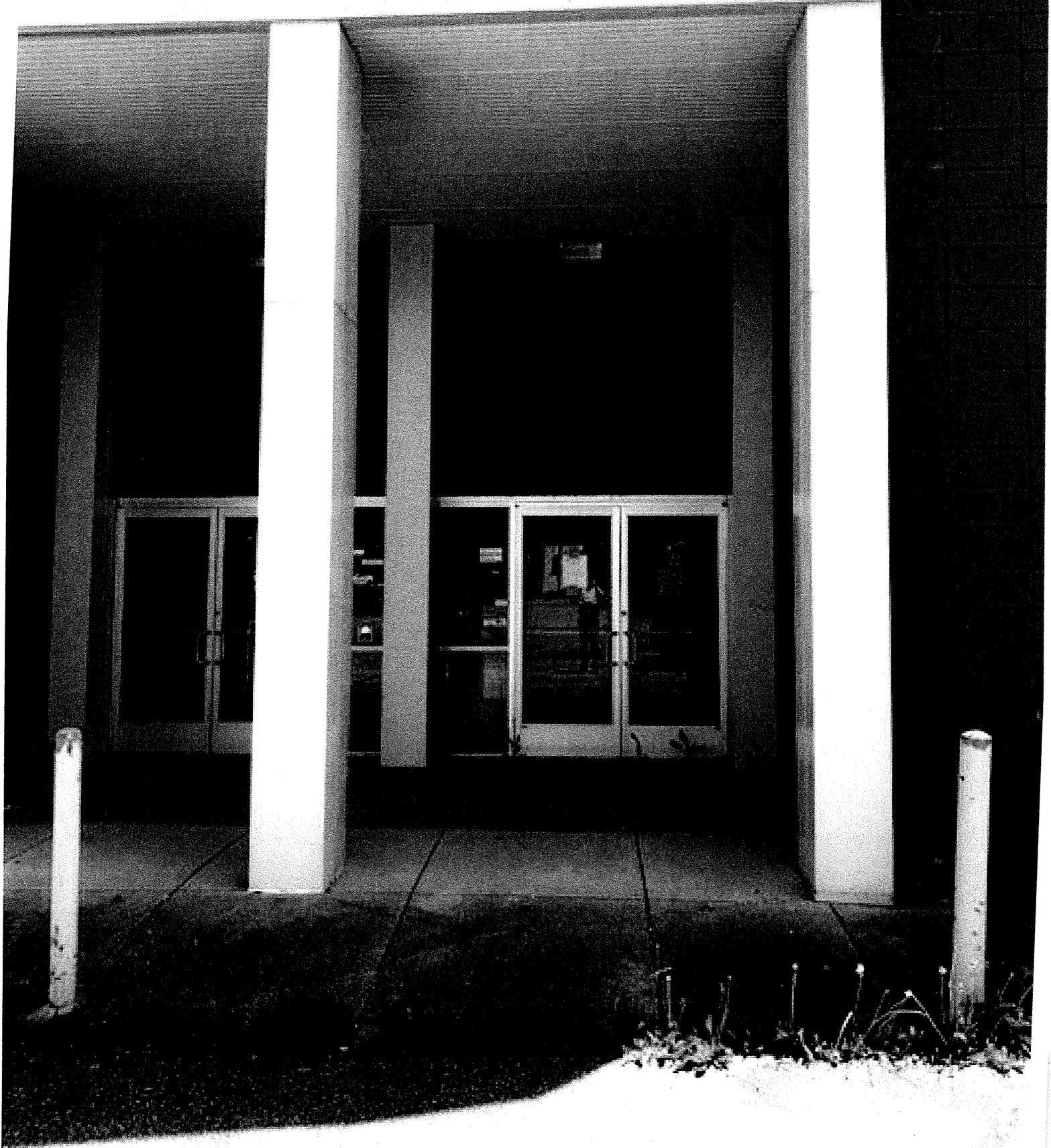
Therefore, you are required to make safe or demolish the building at the address listed above. Should you fail to make safe or demolish within 30 days from the date on this letter, this department will have no alternative but to issue a civil infraction and/or make safe or demolish. Please feel free to contact me at (517) 483-4155 between 8:00 a.m. - 4:30 p.m., Monday through Friday with any questions. This Department appreciates your cooperation in this matter.

Cordially,

Scott Walsh

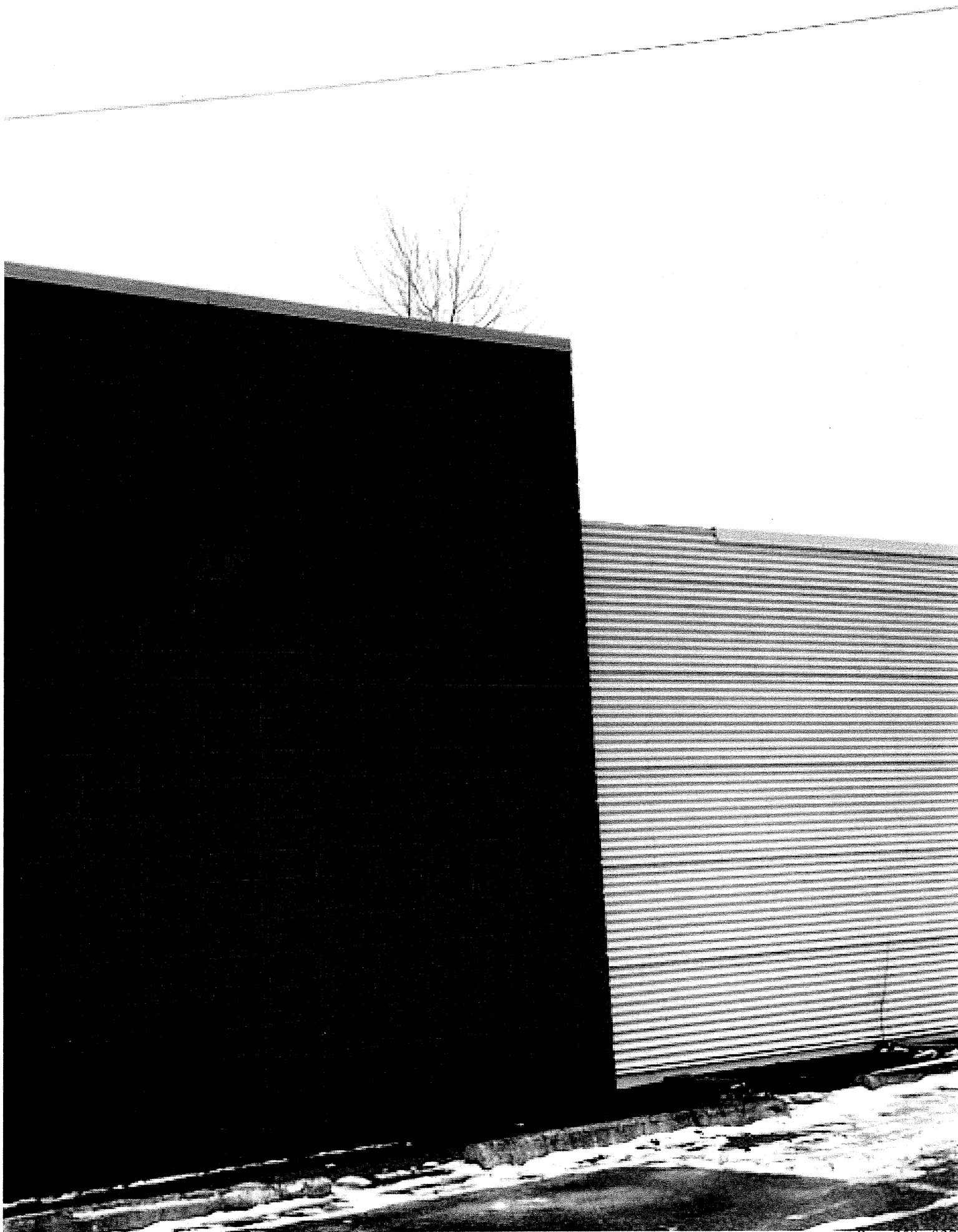
**DO NOT ENTER
UNSAFE
TO OCCUPY**

Leasing's only 3 in 1 location for Bowling and 2 Distinct Clubs with Various Dance Music

















CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAINTAIN VACANT BUILDING OR STRUCTURE	FILE NO. D2024-012
---	---	------------------------------

Matter of the building/structure at 5141 S. Martin Luther King Jr. Blvd which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: October 25, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically MCL 15.539(j)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. The building/structure is a ☒ commercial building/structure ☐ residential building/structure ☐ other.
7. The owner ☐ has ☒ has not informed the local law enforcement agency that the building will be unoccupied.
8. The owner ☐ has ☒ has not maintained the exterior of the building or structure and adjoining grounds in accordance with the Housing Law of Michigan or the Building Code of the City of Lansing.
9. The building/structure ☐ is ☒ is not a secondary dwelling as defined by MCL 125.539(j)(ii).
10. The state equalized value of the building/structure is \$430,400.00
11. The cost to repair the building or structure to make it safe is \$5,993,505.00
12. The real estate is described as follows:

Parcel Number: 33 01 05 05 226 090

The Southeasterly 50 feet of Lots 11 and 12, also Lots 13 through 18, inclusive, except parts used as M-99 right of way, also Lot 40, except East 108.60 feet, also West 130 feet of Lots 41, 42 and 43, and also Lot 44, Supervisor's Plat of Prosperity Farms, City of Lansing, Ingham County, Michigan, as recorded in Liber 12 of Plats, Page 28.

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building pursuant to MCL 15.539(j), therefore this matter is closed.

☐ The exterior of the building shall be maintained, including:
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

☒ The building/structure shall be made safe or demolished on or before Dec. 9, 2024.

10/25/2024
Date

David M. Mylle
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 13, 2025

Property Ventures of Michigan
1335 Lake Lansing
Lansing, MI 48912

RE: Make Safe or Demolish at 5141 S Martin Luther King Jr. Blvd., Lansing Michigan

Recently the property you own at 5141 S Martin Luther King Jr. Blvd. went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 1/28/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 1/22/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

Richmond, Renee

To: Boak, Sherrie
Subject: RE: City of Lansing Meeting Invite - RE: 5141 S MLK

From: Alan Fox <AFox@ingham.org>
Sent: Tuesday, January 21, 2025 11:52 AM
To: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>
Cc: Pehlivanoglu, Trini <Trini.Pehlivanoglu@lansingmi.gov>
Subject: RE: [EXTERNAL] City of Lansing Meeting Invite - RE: 5141 S MLK

Thanks, Sherrie. I will not be able to attend.

The following may be placed on the record:

5141 S ML King Jr Blvd has delinquent taxes due of over \$40,000. If the 2022 taxes, over \$22,000 of the total, are not paid by March 31, 2025 the property will be foreclosed by the County Treasurer and offered for sale at auction later in 2025.

In the past two years, the owners have made payments just before the deadline and have kept the property out of foreclosure. They could do so again.

If a foreclosure occurs, all taxes due, including special assessments, may be recovered only if an auction bidder is willing to pay the total amount due. Unrecovered funds, whether taxes or special assessments, are "charged back," meaning in this case the city and other authorities must reimburse the county for the uncollected amounts.

When the city demolishes a structure it bills the property owner for the cost of the demolition. That charge is rarely paid by the property owner and is added to the tax bill as a special assessment. If a property is foreclosed with an outstanding demolition special assessment added to the outstanding tax bill it will not sell at auction for the taxes due because the outstanding taxes and special assessments will far exceed the value of the vacant land. The taxes and special assessments, including a charge for a demolition, are "charged back."

The Ingham County Land Bank has in the past few years had access to state funding for major demolition projects. We do not know whether funding of that nature will be available in the future.

I am happy to discuss the one-on-one with any councilmember. On the 28th, I have a 3 pm meeting in Mason and am leaving immediately after for a memorial service in Ann Arbor for the late Washtenaw County Treasurer.

Alan Fox
Ingham County Treasurer &
Land Bank Chair
517-676-7233

From: Boak, Sherrie <Sherrie.Boak@lansingmi.gov>
Sent: Tuesday, January 21, 2025 9:20 AM
To: Alan Fox <AFox@ingham.org>
Subject: City of Lansing Meeting Invite - RE: 5141 S MLK

Good Morning



Chris Swope

Lansing City Clerk

PROPERTY VENTURES OF MICHIGAN L L C
ANDY MARKOVIC
1335 LAKE LANSING
LANSING, MI 48912-3737

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 5141 S Martin Luther King Jr Blvd, Lansing MI 48911

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

PROPERTY VENTURES OF MICHIGAN L L C
 ANDY MARKOVIC
 1335 LAKE LANSING
 LANSING, MI 48912-3737



9590 9402 9026 4122 6310 73

2. Article Number (Transfer from service label)

7021 2720 0002 8054 1081

PS Form 3811, July 2020 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Brittany Padgett

C. Date of Delivery

2/13/25

Is delivery address different from item 1? ☐ Yes
 If Yes, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☐ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Registered Mail
 Registered Mail Restricted Delivery
 (\$500)

Domestic Return Receipt

**DO NOT ENTER
UNSAFE
TO OCCUPY**

It is a misdemeanor to occupy this building or to remove or deface this notice.

CITY OF LANSING
BUILDING SAFETY DIVISION

561033

lansing.gov



Chris Swope
Lansing City Clerk

NOTICE

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Planning Code Section 1400.11 and MCL 125.536 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 3141 S Martin Luther King Jr Blvd, Lansing MI 48911

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benevides Lansing City Council Chambers
129 Floor City Hall
124 W. Michigan Lansing, MI 48903

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforementioned laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and show cause why the SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of the property. The permit applicant/owner assumes any risk and is solely associated with obtaining the permit(s) for the property listed above.

Sincerely,

Chris Swope, MPP/MSW, CLU
Lansing City Clerk

Lansing City Clerk's Office
8000 West City Hall, 129 Floor City Hall, Lansing, MI 48903-0001
517.480.4000
www.lansing.gov/city-clerk city-clerk@lansing.gov

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Enforcement Officer has determined that the building located at 5141 S. Martin Luther King Jr. Blvd, 33 01 05 05 226 090, SE'LY 50 FT LOTS 11 & 12, ALSO LOTS 13 THRU 18 EXC PARTS USED AS M-99 R/W, LOT 40 EXC E 108.6 FT, ALSO W 130FT LOTS, 41 42 AND 43, AND ALSO LOT 44 ; SUPERVISOR'S PLAT OF PROSPERITY FARMS, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on August 30th, 2021; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on October 25TH, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by December 9th, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 5141 S. Martin Luther King Jr. Blvd., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building _____ days from the date of this resolution, March 10, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	1616 S. CEDAR ST
PARCEL NUMBER:	33 01 01 21 476 085

HEARING DATE:	8/22/2024
DEMOLITION CASE FILE #:	D2024-006

LISTED TAXPAYER:	MCNAMARA BRIAN T
INTERESTED PARTIES:	MCNAMARA BRIAN T
SEV INFORMATION:	\$23,800.00
LAND VALUE:	\$2,500.00
BUILDING VALUE:	\$21,300.00
LOT SIZE:	33.80 X 111.07

HOUSING CODE VIOLATION LTR:	10/25/2022
ORIGINAL RED TAG DATE:	5/10/2011
ZONING:	R-6B SINGLE FAMILY RESIDENTIAL
ESTIMATE OF REPAIRS:	\$70,338.85
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 5 & N 8 IN LOT 6 EXC LAND USED FOR ST PURPOSES BLOCK 2 AMENDED PLAT OF HALLS SOUTH SIDE ADD
---------------------------	---

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	na

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	12/16/2024	Referred - Committee Public Safety
Committee on Public Safety	1/28/2025	Set Show Cause Hearing
City Council	2/10/2025	Set Show Cause Hearing
City Council	2/24/2025	Show Cause Hearing
Committee on Public Safety	2/25/2025	
City Council		

City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony

Code Enforcement – Department of Economic Development and Planning

316 N. Capitol Ave. Lansing, MI 48933

Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

1616 S Cedar St. Lansing, MI

- **Title Information:**

- Brian T. McNamara

- **Original Red Tag Date:**

- 5/10/2011
 - Deteriorated roof on the house, ceiling covering is missing/deteriorated in the 2nd-floor bedroom, safety check on the furnace, inoperable or missing smoke detectors.
 - 2022 interior inspection found owner has been conducting interior remodel without benefit of permit.
 - **NEAT Team Enforcement Start:**
- 9/01/2021 until present.

- **Property Activity:**

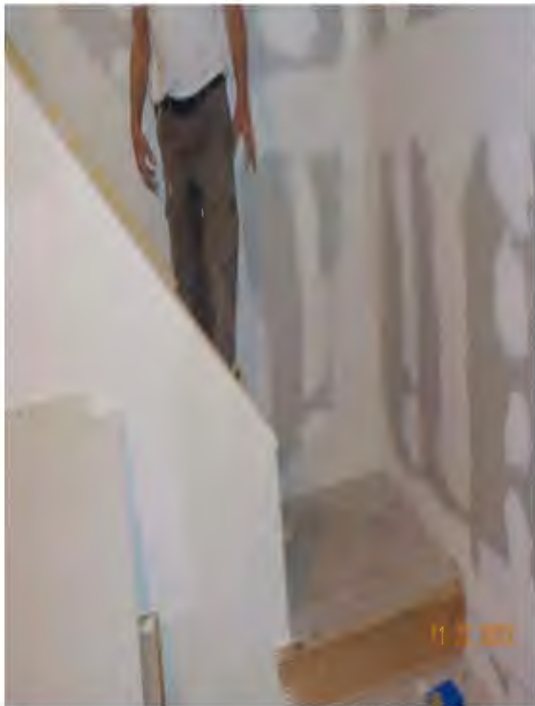
- Monthly monitoring
- Trash removal 2024
- 1 board up
- 1 front yard parking
- 1 open Remodel Permit 4/27/2023 no inspections

SEV & Cost of Repairs:

\$23,800.00 SEV cost of repairs \$70,338.85

- **City Recommendation:** 60 – Days to make safe or demolish

NEAT TEAM INSPECTION 11/22/2022





Andy Schor, Mayor

Recent Inspection Photos



Department of Economic
Development and Planning
Rawley Van Fossen, Director



Andy Schor, Mayor

Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Make Safe or Demolish

Property Owner Contact Information

ADDRESS: 1616 S. Cedar St.

LEGAL DESCRIPTION: LOT 5 & N 8 IN LOT 6 EXC LAND USED FOR ST PURPOSES
BLOCK 2 AMENDED PLAT OF HALLS SOUTH SIDE ADD

PARCEL ID: 33-01-01-21-476-085

PROPERTY OWNER NAME: Brian T. McNamara

PROPERTY OWNER ADDRESS: 1534 S. Pennsylvania Ave. Lansing, MI 48910

PROPERTY OTHER CONTACT: Brian McNamara Cell: 517-930-4235. Email: N/A

Department of Economic
Development and Planning
Rawley Van Fossen, Director



Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Subject: Dangerous Building at 1616 S. Cedar St. – Show Cause Hearing Notice

August 7, 2024

Certified Number: 9589 0710 5270 0715 0878 67

BRIAN T MCNAMARA
1534 S PENNSYLVANIA AVE.
LANSING, MI 48910-1863

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 1616 S. Cedar St., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** August 22, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered “Dangerous” as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

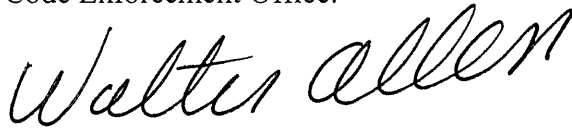
If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

“Equal Opportunity Employer”

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in black ink that reads "Walter Allen". The signature is written in a cursive, flowing style.

Walter Allen
Code Enforcement Manager

Attachment: List of Violations

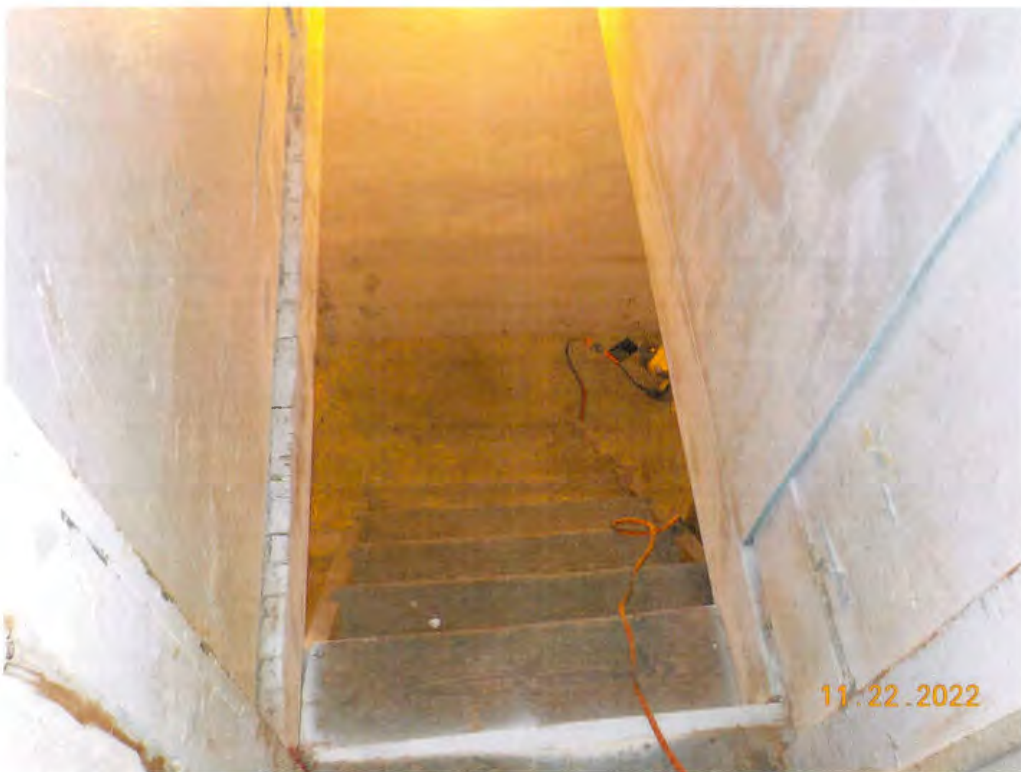
1616 S Cedar St.



1616 S Cedar St.



1616 S Cedar St.



1616 S Cedar St.



1616 S Cedar St.



1616 S Cedar St.



1616 S Cedar St.



1616 S Cedar St.



1616 S Cedar St.



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2024-006
---	---	------------------------------

Matter of the building/structure at **1616 S CEDAR ST.** which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: **AUGUST 22, 2024** Hearing Officers: **DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY**
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☐ The building/structure has been substantially destroyed by:
 - ☐ Fire
 - ☐ Wind
 - ☐ Flood
 - ☒ Deterioration
 - ☒ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:
6. The state equalized value of the building/structure is **\$23,800.00**
7. The cost to repair the building or structure to make it safe is **\$70,338.85**
8. The real estate is described as follows:

Parcel Number: 33 01 01 21 476 085

**LOT 5 & N 8 IN LOT 6 EXC LAND USED FOR ST PURPOSES BLOCK 2 AMENDED PLAT OF HALLS SOUTH SIDE
ADD, City of Lansing**

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 11/19/24.

8/22/24
Date

[Signature]
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

January 9, 2025

Brian McNamara
1534 S Pennsylvania Avenue
Lansing, MI 48910-1863

1/14- Phone Call no answer-mailbox full

RE: Make Safe or Demolish at 1616 S Cedar Street, Lansing Michigan

Recently the property you own at 1616 S Cedar St. went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 1/28/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 1/22/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager



Chris Swope

Lansing City Clerk

BRIAN T MCNAMARA

1534 S PENNSYLVANIA AVE
LANSING, MI 48910-1863

TAKE NOTICE: In accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.538 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 1616 S Cedar St, Lansing MI 48910

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesated laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit (s) for the property listed above.

Sincerely,

Chris Swope, MMC/MiPMC level 3
Lansing City Clerk

7021 2720 0002 8054 1029

U.S. Postal ServiceTM
CERTIFIED MAIL[®] RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com[®].

Lansing, MI 48910

OFFICIAL USE

Certified Mail Fee \$4.85

\$4.10

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy)

\$0.00

☐ Return Receipt (electronic)

\$0.00

☐ Certified Mail Restricted Delivery

\$0.00

☐ Adult Signature Required

\$0.00

☐ Adult Signature Restricted Delivery

\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Sen.

Stre.

City,

PS

BRIAN T MCNAMARA

1534 S PENNSYLVANIA AVE

LANSING, MI 48910-1863

0204

Postmark Here

FEB 11 2025

02/11/2025

USPS

Instructions



Chris Swope
Lansing City Clerk

NOTICE

TAKE NOTICE: in accordance with the provisions of City of Lansing Housing & Premises Code Section 1460.11 and MCL 125.535 et. seq., a Show Cause Hearing concerning the building and/or any accessory structure(s) located at the Subject Property listed below, is scheduled before the City Council of the City of Lansing.

Subject Property: 1616 S Cedar St, Lansing MI 48910

Hearing Date and Time: Monday, February 24, 2025 at 7:00 p.m.

Hearing Place: Tony Benavides Lansing City Council Chambers
10th Floor City Hall
124 W. Michigan Lansing, MI 48933

The Demolition Board has determined that the subject building, and/or any accessory structure, is "Dangerous" as defined in the aforesaid laws.

THE PURPOSE OF THE HEARING is to give the owner, agent, or lessee the opportunity to give testimony and SHOW CAUSE WHY THE SUBJECT BUILDING(S) SHOULD NOT BE ORDERED TO BE DEMOLISHED by the City Council.

Issuance of any building and/or trade permit(s) does not, in any way, alter the demolition schedule or give rise to a cause of action to prevent the demolition of this property. The permit applicant/owner assumes any risks and costs associated with obtaining the permit(s) for the property listed above.

Sincerely,

Chris Swope, MMC/MPMC Level 3
Lansing City Clerk

Lansing City Clerk's Office
Ninth Floor, City Hall, 124 W. Michigan Ave., Lansing, MI 48933-2695
517-483-4121
www.lansingmi.gov/city-clerk city-clerk@lansingmi.gov

IC DEVELOPMENT & PLANNING
E ENFORCEMENT OFFICE

Certificate Number: 9589 0710 5270 0186 5370 12

property located at 1616 S CEDAR ST. which is in the demolition

Demolition Board on August 22, 2024. The decision of the Demolition
"Make Safe or Demolish by 11/19/2024". A copy of the Demolition

trade permit(s) does not, in any way, alter the demolition schedule or
prevent the demolition of this property. The permit applicant/owner

interested with obtaining the permit(s) for the property listed above.
You feel free to contact myself at (517) 483-4133 or my Administrative
after the demolition schedule, at (517) 483-6078.



BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Code Enforcement Officer has determined that the building located at 1616 S. CEDAR ST, 33-01-01-21-476-085, LOT 5 & N 8 IN LOT 6 EXC LAND USED FOR ST PURPOSES BLOCK 2 AMENDED PLAT OF HALLS SOUTH SIDE ADD, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on MAY 10TH 2011; and

WHEREAS, a hearing was held by the Lansing Demolition Hearing Officer on AUGUST 22ND, 2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by NOVEMBER 19TH, 2024 and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on February 24, 2025, to review the findings and the order of the Hearing Officer, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Office of Code Enforcement has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1616 S. CEDAR ST, as legally described above, are hereby directed to comply with the order of the Hearing Officer to demolish or otherwise make safe the said building _____ from the date of this resolution, March 10, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officer's order for demolition or make safe, the Code Enforcement Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	1033 Shepard Street
PARCEL NUMBER:	33-01-01-22-230-151

HEARING DATE:	9/26/2024
DEMOLITION CASE FILE #:	D2024-011

LISTED TAXPAYER:	William A. Russell & Dustin W. Tirban
INTERESTED PARTIES:	
SEV INFORMATION:	\$32,700.00
LAND VALUE:	\$8,200.00
BUILDING VALUE:	
LOT SIZE:	66x127.50

HOUSING CODE VIOLATION LTR:	1/01/2022, 3/02/2023
ORIGINAL RED TAG DATE:	1/2/2022
ZONING:	R-6A Urban Detached Residential
ESTIMATE OF REPAIRS:	\$82,009.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	Lots 187 & 188 City Parks Sub
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CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

CURRENT CITY COUNCIL ACTIVITY		
MEETING	DATE	ACTION
Dept. Request for Show Cause	8/22/2024	Demo Board Orders
City Council	2/10/2025	Referred - Committee Public Safety
Committee on Public Safety	2/25/2025	Set Show Cause Hearing
City Council		Set Show Cause Hearing
City Council		Show Cause Hearing
Committee on Public Safety		
City Council		

**CITY OF LANSING - DEMOLITION BOARD
CASE OVERVIEW SHEET**

ADDRESS:	1033 Shepard Street
PARCEL NUMBER:	33-01-01-22-230-151

HEARING DATE:	9/26/2024
DEMOLITION CASE FILE #:	D2024-011

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INTERESTED PARTIES:	
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BUILDING VALUE:	
LOT SIZE:	66x127.50

HOUSING CODE VIOLATION LTR:	1/01/2022, 3/02/2023
ORIGINAL RED TAG DATE:	1/2/2022
ZONING:	R-6A Urban Detached Residential
ESTIMATE OF REPAIRS:	\$82,009.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	Lots 187 & 188 City Parks Sub
--------------------	-------------------------------

CURRENT PERMIT ACTIVITY

BUILDING:	N/A
ELECTRICAL:	N/A
MECHANICAL:	N/A
PLUMBING:	N/A
DEMOLITION:	N/A

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City of Lansing Make Safe or Demolish Hearing



Andy Schor, Mayor

City of Lansing Prepared Testimony

Code Enforcement – Department of Economic Development and Planning

316 N. Capitol Ave. Lansing, MI 48933

Thursday, 8/22/2024 @ 6:00 PM



Andy Schor, Mayor

1033 SHEPARD ST. Lansing, MI

- **Title Information:**

- William Russell
- Tirban, Dustin

- **Original Red Tag Date:**

- 1/01/2022
- Reason(s) for red tag:
 - Several inches of standing water in the basement, entire bathroom remodel w/o permits leaking into the basement.
 - Electrical wiring installed w/o permit, extensive use of extension cords, loose hanging wires.
 - Deteriorated walls in multiple locations, wall and or ceiling covering missing in multiple locations.
 - Lack of operational smoke detectors.
 - Roof has been modified w/o permit.

- **NEAT Team Enforcement Start:**

- 10/07/2011

- **Property Activity:**

- 1 Building Permit denied owner did not draw plans on suitable material, drawings did not have sufficient clarity to indicate the nature of work. Materials and measurements not included on drawings.
- 8 premise violations since the property was tagged in 2022.
- Zoning Violation sent on 9/09/2024 due to storage of junk, junk vehicles, and trash.

- **SEV & Cost of Repairs:**

- SEV \$31,900.00
- Cost of repairs \$82,009.00

- **City Recommendation:** 30 – Days to make safe or demolish

NEAT TEAM INSPECTIONS





Andy Schor, Mayor

ZONING VIOLATION 9/09/2024



CITY OF LANSING MAKE SAFE OR DEMOLISH HEARING	ORDER TO MAKE SAFE OR DEMOLISH BUILDING OR STRUCTURE	FILE NO. D2024-011
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Matter of the building/structure at 1033 Shepard St., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: September 26, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Enforcement MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER, HAVING RECEIVED TESTIMONY AND EVIDENCE, FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539 ().
5. ☐ The building/structure has been substantially destroyed by:
 - ☐ Fire
 - ☐ Wind
 - ☐ Flood
 - ☐ Deterioration
 - ☒ Neglect
 - ☐ Abandonment
 - ☐ Vandalism
 - ☐ other:

6. The state equalized value of the building/structure is \$59,660.00
7. The cost to repair the building or structure to make it safe is \$82,009.00
8. The real estate is described as follows:

Parcel Number: 33 01 01 22 230 151

IT IS ORDERED THAT:

☐ The owner or party in interest has shown cause as to why the building/structure is not a dangerous building, therefore this matter is closed.

☒ The building/structure shall be made safe or demolished on or before 11/25/24.

9/26/24
Date

David L Muylle
Hearing Officer

**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Subject: Dangerous Building at 1033 SHEPARD ST. – Show Cause Hearing Notice

September 7, 2024

Certified Number: 9589 0710 5270 1610 4749 29

WILLIAM A RUSSELL &
DUSTIN W TIRBAN
1033 SHEPARD ST.
LANSING, MI 48912-2528

NOTICE OF HEARING:

Please take notice that in accordance with the City of Lansing Housing Code and Michigan Compiled Laws (MCL) 125.540, a Show Cause Hearing has been scheduled regarding the building and/or any accessory structures located at 1033 Shepard St., Lansing, Michigan. This hearing will be conducted by a Demolition Hearing Officer of the City of Lansing.

Hearing Details:

- **Date and Time:** September 26, 2024, at 6:00 P.M.
- **Location:** Code Enforcement Conference Room
316 N. Capitol Avenue, Suite C-2
Lansing, Michigan

The Code Enforcement Office has determined that the building and/or accessory structures on the property are considered “Dangerous” as defined MCL 125.538. Enclosed with this letter, you will find a detailed list of the building defects and conditions that have led to this determination.

Purpose of the Hearing:

The purpose of this hearing is to provide you, as an interested party, with the opportunity to contest the determination made by the Code Enforcement Office. You are invited to present any evidence or testimony at the hearing to show cause why the building(s) should not be ordered to either be made safe for its intended use or be demolished, with the surroundings maintained accordingly.

“Equal Opportunity Employer”

If there are others who may have an interest in this matter, please forward this information to them and/or ensure their presence at the hearing.

Please be advised that the issuance of any building and/or trade permits does not, in any way, alter the demolition schedule or provide a basis to prevent the demolition of the property. The permit applicant/owner assumes all risks and costs associated with obtaining permits for the property listed above.

For your reference, a list of the specific violations concerning the structure is attached. Should you require any further information or have any questions regarding this matter, please feel free to contact the Code Enforcement Office.

Sincerely,

A handwritten signature in cursive script that reads "Walter Allen".

Walter Allen
Code Enforcement Manager

Attachment: List of Violations

"Equal Opportunity Employer"

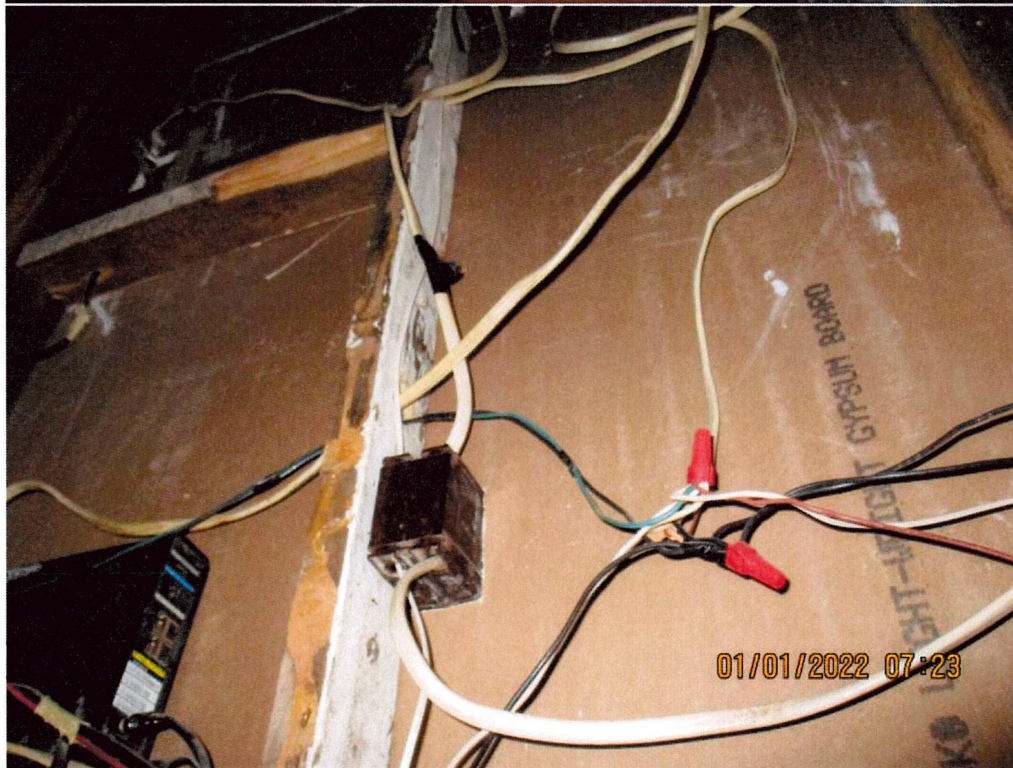
1033 Shepard St.



1033 Shepard St.



1033 Shepard St.



1033 Shepard St.



1033 Shepard St.



1033 Shepard St.





1033 Shepard St.



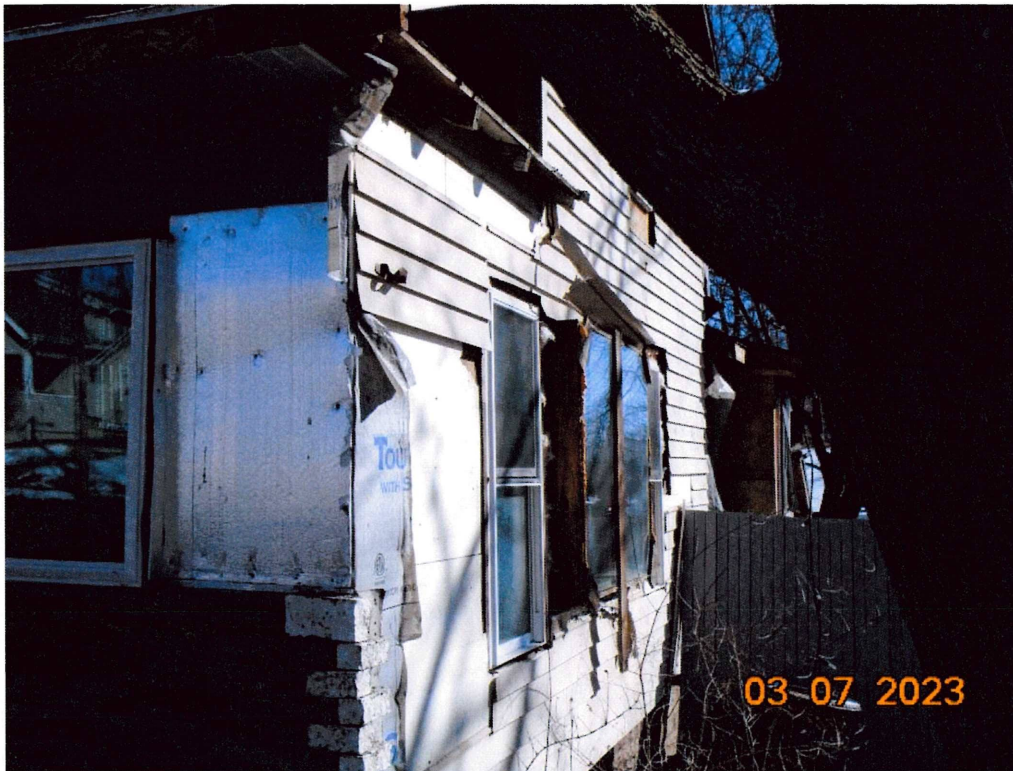
1033 Shepard St.



1033 Shepard St.



1033 Shepard St.



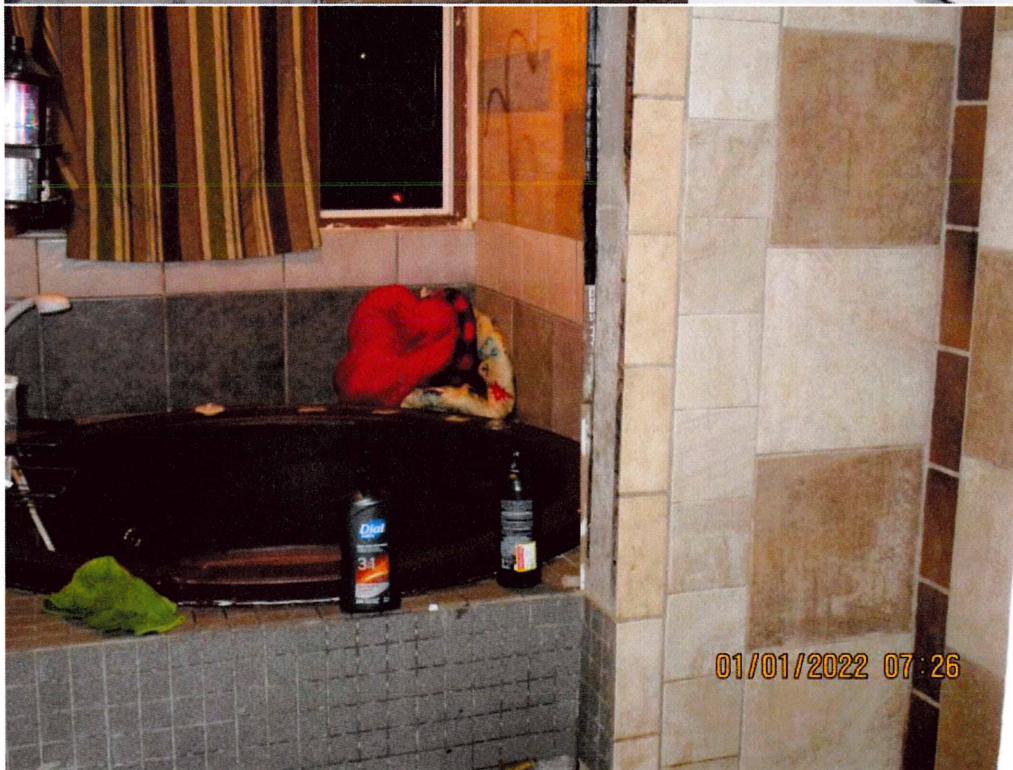
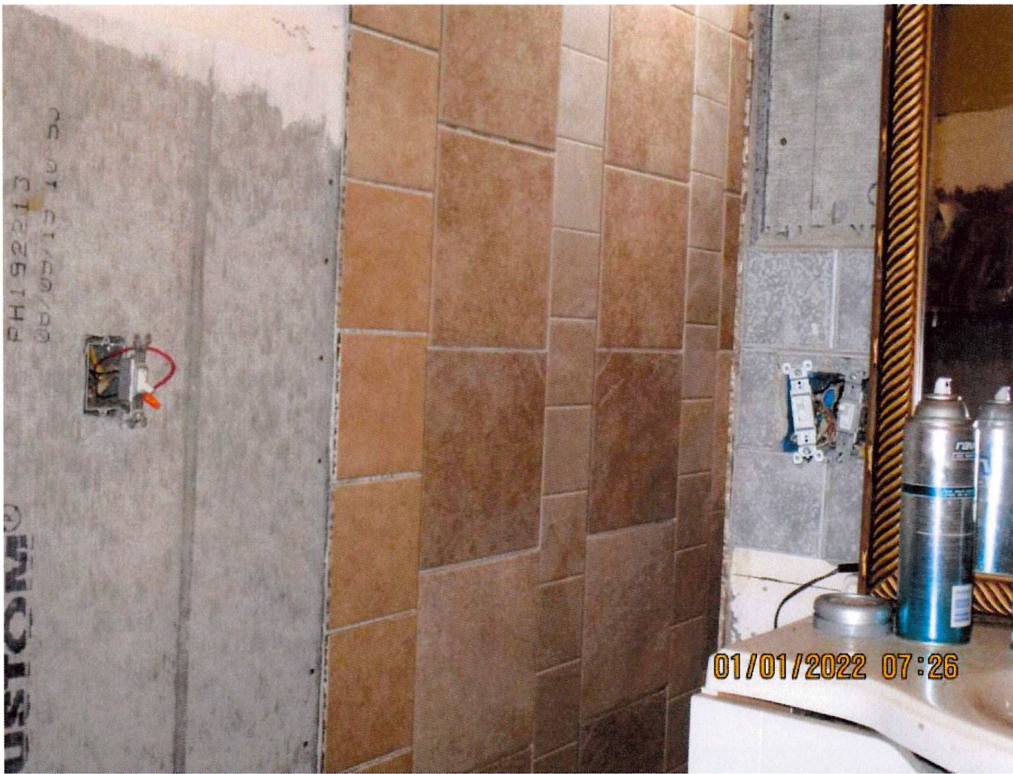
1033 Shepard St.



1033 Shepard St.



1033 Shepard St.



1033 Shepard St.



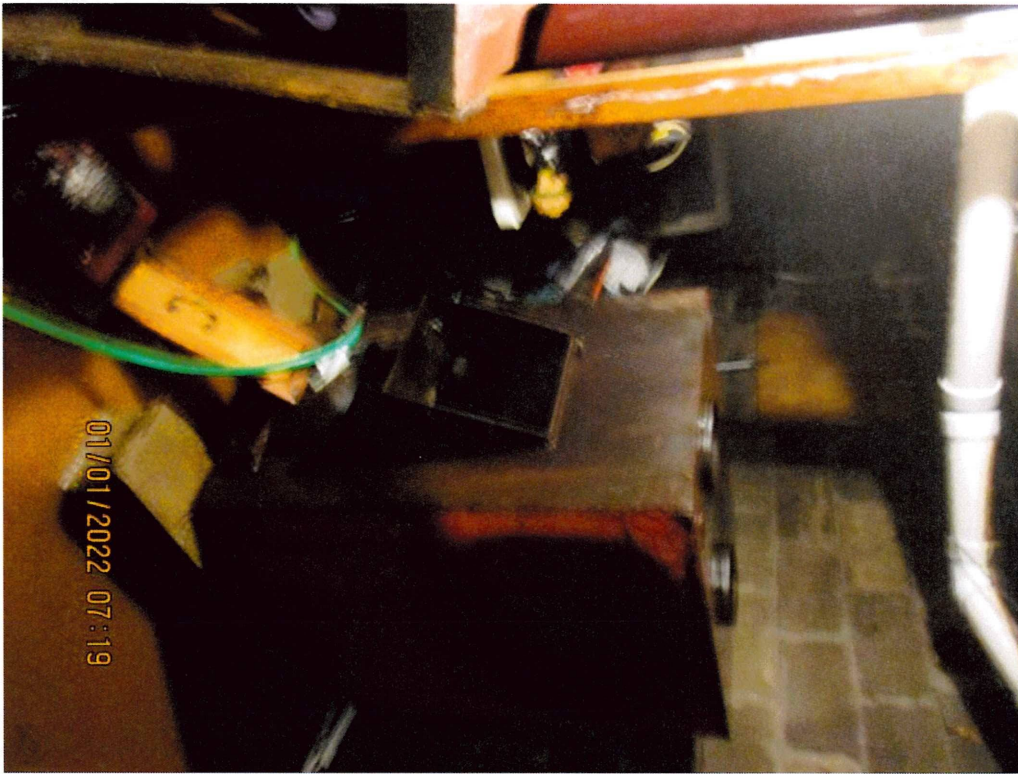
1033 Shepard St.



1033 Shepard St.



1033 Shepard St.



1033 Shepard St.



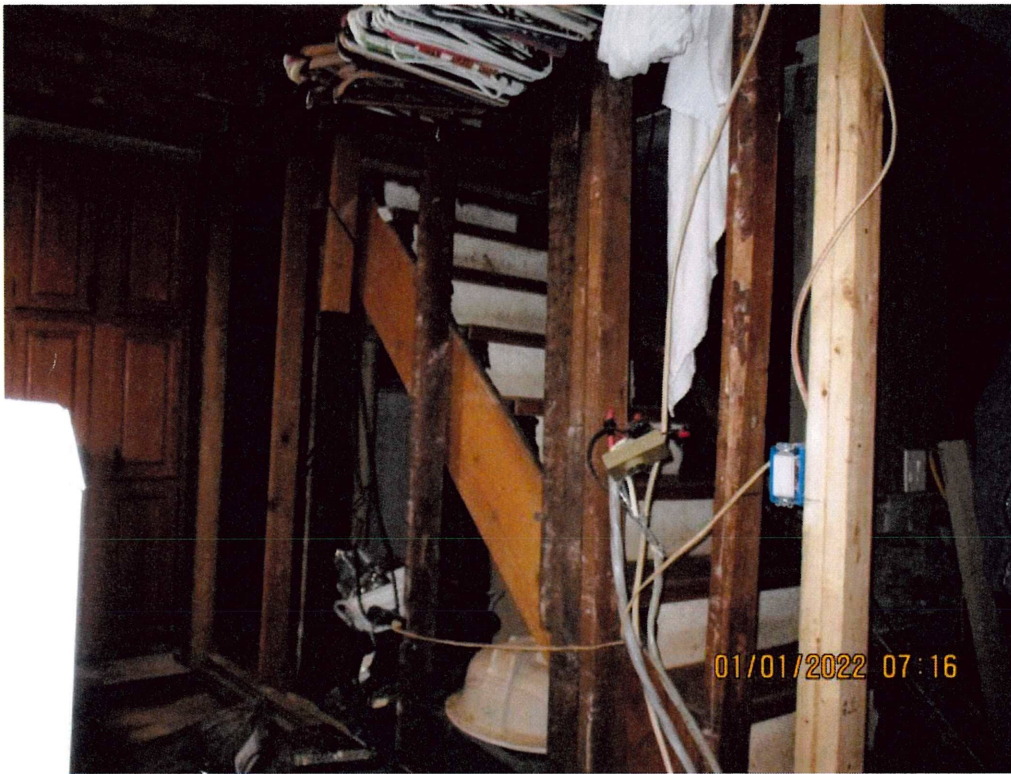
1033 Shepard St.



1033 Shepard St.



1033 Shepard St.



**Department of Economic
Development and Planning**
Rawley Van Fossen, Director



Andy Schor, Mayor

Code Enforcement Office
316 N. Capitol Avenue, Suite C-1
Lansing, Michigan 48933
PH: 517.483.4361
www.lansingmi.gov/codeenforcement

Make Safe or Demolish

Property Owner Contact Information

Address: 1033 Shepard Street

Legal Description: Lots 187 & 188 City Park Subdivision

Parcel ID: 33-01-01-22-230-151

Property Owner Name: William A. Russell & Dustin W. Tirban

Property Owner Address: 1033 Shepard Street, Lansing, MI 48912

Property Other Contact: Possible phone # for William Russel 517-604-5123.



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

February 10, 2025

William Russell
Dustin Tirban
1033 Shepard
Lansing, MI 48912

RE: Make Safe or Demolish at 1033 Shepard St., Lansing Michigan

Recently the property you own at 1033 Shepard St. went through the Make Safe or Demolish process with the City of Lansing Code Enforcement Department and the Demolition Board.

After all steps were taken at that level, it has been referred to the City Council Committee on Public Safety for their action.

This Committee will meet on:
Tuesday, 2/25/2025 @ 4 p.m.
City Hall
124 W Michigan Avenue, 10th Floor
Council Conference Room

Someone legally representing the owners needs to be present at this Committee to appeal the action.

Please let me know who will be able to attend on the above date and time by contacting me at 517-483-7683 or sherrie.boak@lansingmi.gov no later than Wednesday, 2/19/2025.

I appreciate your assistance in this coordination.

Sincerely,

Sherrie Boak
City Council
Legislative Office Manager

BY THE COMMITTEE ON PUBLIC SAFETY
RESOLVED BY THE CITY COUNCIL OF THE CITY OF LANSING

WHEREAS, the Lansing Code Compliance Officer has declared a certain structure at 1033 Shepard Street, 33-01-01-22-230-151, Lot 187 and 188, City Park Subdivision, City of Lansing, Ingham County, Michigan, as recorded in Liber 5 of Plats, Page 12, Ingham County Records, to be an unsafe and dangerous building and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, the Code Compliance Officer red tagged the said structure on JANUARY 01st, 2022 and requested the property owner be ordered to demolish or otherwise make safe the structure; and

WHEREAS, on SEPTEMBER 26th, 2024, a Lansing Demolition Hearing Officer held a meeting to consider and make a recommendation on whether to declare the structure a dangerous building, as defined in the Housing Law of Michigan (MCLA 125.539) and the Lansing Housing and Property Maintenance Code (Ord. 1460.01, et seq.), and ordered the property owner to make safe or demolish the structure by NOVEMBER 25th, 2024; and

WHEREAS, the Office of Code Compliance has determined that compliance with the order of the Lansing Demolition Hearing Officer has not occurred; and

WHEREAS, the Housing Law of Michigan and the Lansing Codified Ordinances require that a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe;

NOW, THEREFORE, BE IT RESOLVED that a show cause hearing for Monday, March 24, 2025 at 7:00 p.m. in Tony Benavides Lansing City Council Chambers, Tenth Floor, Lansing City Hall, 124 West Michigan Avenue, Lansing, Michigan in consideration of the finding and order of the Lansing Demolition Hearing Officer regarding the structure at 1033 Shepard Street, as legally described above, to give the owner, or the owner's agent, the opportunity to appear and show cause why the building should not be demolished or otherwise made safe; and to approve, disapprove, or modify the order of the Hearing Officer to demolish or make safe the subject structure.

BE IT FINALLY RESOLVED that the Lansing City Council requests that the Code Compliance Officer with the assistance of the City Clerk, notify the owner(s) of said property of the opportunity to appear and present testimony at the hearing, as required by law.

**CITY OF LANSING - DEMOLITION BOARD
REPORT FOR CITY COUNCIL
CASE OVERVIEW SHEET**

ADDRESS:	1044 ONTARIO ST.
PARCEL NUMBER:	33 01 01 08 276 081

SHOW CAUSE HEARING DATE:	
DEMOLITION CASE FILE #:	D2024-001

LISTED TAXPAYER:	CREAGH, JORDAN
INTERESTED PARTIES:	
SEV INFORMATION:	\$32,100.00
LAND VALUE:	\$2,700.00
BUILDING VALUE:	\$29,400.00
LOT SIZE:	35 X 110.50

HOUSING CODE VIOLATION LTR:	7/19/2016 & 3/27/2024
ORIGINAL RED TAG DATE:	7/19/2016
ZONING:	"B" RESIDENTIAL
ESTIMATE OF REPAIRS:	\$71,253.00
PICTURES:	YES
OTHER:	

LEGAL DESCRIPTION:	LOT 280 NORTH HIGHLAND SUB
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ORDER OF DEMOLITION BOARD

DEMOLITION BOARD MEETING DATE:	5/23/2024
ORDER:	MAKE SAFE OR DEMOLISH BY 7/23/24
REASON/CONDITIONS:	UNSAFE
HEARING OFFICER:	DAVE MUYLLE

CURRENT PERMIT ACTIVITY

BUILDING:	N
ELECTRICAL:	N
MECHANICAL:	ON HOLD 5/14/2024
PLUMBING:	N
DEMOLITION:	N

CURRENT CITY COUNCIL ACTIVITY

MEETING	DATE	ACTION
Dept. Request for Show Cause	7/23/2024	Demo Board Orders
City Council	09/09/24	Referred - Committee Public Safety
Committee on Public Safety	09/10/24	Set Show Cause Hearing
City Council	09/23/24	Set Show Cause Hearing
City Council	09/30/24	Hold Show Cause Hearing
Committee on Public Safety	10/08/24	Tabled for Activity Confirmation with EDP
Committee on Public Safety	10/22/24	Tabled for 30 days
Committee on Public Safety	11/26/24	Tabled for additional 90 days
Committee on Public Safety	02/25/25	

1044 ONTARIO ST.

- Original Red Tag Date

- 7/19/2016

- Submitted Into Make Safe Or Demolish Process

- 5/11/2023

- Property Vacant/Repairs Exceed Building SEV

- Property vacant more than 180 days
 - Repairs exceed building SEV

- Title Information

- JORDAN CREAGH

1044 ONTARIO ST.

Property Value Information

- SEV

- \$32,100.00 (*as of 8/12/2024*)

- Structure

- \$29,400 (*as of 8/12/2024*)

- Land

- \$2,700.00 (*as of 8/12/2024*)

- Estimate of Repairs

- \$71,253.00

1044 ONTARIO ST.

Housing Code Correction Letters

- Code Compliance Inspection Date

- 07/19/2016

- 03/27/2024

- Code Compliance Letter Written

- 07/19/2016

- 03/27/2024

- Code Compliance Due Date

1044 ONTARIO ST.

Demolition Board Actions

- Demolition Board Show Cause Hearings

- 1/25/2024

- 3/28/2024

- 5/23/2024

- Order by Demolition Board

- MS or D by 7/23/2024

Request Sent To City Council for Show Cause Hearing

- 08/12/2024

1044 ONTARIO ST.

City Council Actions

- Show Cause Hearing Held
 - 00/00/00
- Public Safety Committee Meeting
 - 00/00/00
- Resolution passed by City Council
- Extension Requested By Owner

1044 ONTARIO.

General Comments

- None of the required permits have been issued as of 8/12/2024.

RECOMMENDATIONS

● FOR NEW CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Table case – Stays at PS Committee level for future review.

● FOR EXTENSION REQUESTS:

- Grant extension if requested. Requires new resolution be passed by City Council.
- Deny extension requested. Case will proceed in demo process and be sent out to bid for demolition.

● FOR TABLED CASES:

- Recommend time frame for MS or D. This requires a resolution be passed by City Council –
 - 60 days for regular demolitions
 - 30 days for fire-damaged demolitions
- Return case to table – Stays at PS Committee level for future review.



Mayor Virg Bernero

**Lansing Fire Department
Fire Marshal's Office
Code Enforcement Section**

316 N. Capitol, Ste C-1, Lansing, MI 48933-1238
(517) 483-4361 FAX (517) 377-0100

Notice Printed: 07/19/2016

Unsafe and Dangerous Correction Notice

Inspection Type: Safety
Inspection Date: 07/19/2016
Compliance Due Date: 08/18/2016

FUTURE CAPITAL HOLDINGS L L C
40960 CALIFORNIA OAKS RD # 266
MURRIETA, CA 92562-5747

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location: 1044 ONTARIO ST
Parcel No: 33-01-01-08-276-081

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 108 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

Sec 308.1 Accumulation of trash - debris - combustibles - feces - soiled clothing - deteriorated furniture - deteriorated appliances throughout the dwelling - in basement - in garage - in yard

Sec 505.4 Hot running water lacking at plumbing fixtures.

Sec 108.1.3 Lack of required utilities to the dwelling. The gas / electric / water service is turned off. The dwelling lacks sanitary / heating facilities.

SEC 305.3 Uncleanliness of surfaces within a dwelling that is likely to cause sickness or disease and render air, food or drink unwholesome or detrimental to the health of humans. All floors, walls, ceilings windows, doors, cabinets, countertops, plumbing fixtures and appliances must be cleaned and maintained in a sanitary condition.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars. Note: All required smoke detectors shall have a minimum 5 year battery or be hardwired.

Sec 304.2 Soffit and/or the fascia is deteriorated.

Sec 304.7 Roof on house is deteriorated and damaged. Replace all deteriorated wood and shingles.

Section 304.6 Siding - trim is deteriorated - damaged - missing.

Sec 304.10 Steps are deteriorated - damaged at front porch.

This dwelling has been declared an UNSAFE STRUCTURE as defined in section 108 of the Lansing Housing and Premises Code. Signs have been posted at each entrance that read - DO NOT ENTER, UNSAFE TO OCCUPY. It is a misdemeanor to occupy this building, or to remove or deface this notice. Said dwelling shall remain vacant until this office has conducted a complete inspection and approved all corrections.

Failure to comply by the compliance due date may result in the issuance of a Municipal Civil Infraction. Violation with **Fines: \$500 per day for each violation.**

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 483 4380 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Cameron Priest

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107- Notices and Orders - a copy of this violation was sent to:

Taxpayer of Record: FUTURE CAPITAL HOLDINGS L L C, 40960 CALIFORNIA OAKS RD # 266, MURRIETA, CA 92562-5747



Economic Development & Planning Code Enforcement Office

316 N. Capitol Ave Lansing, MI 48933-1238
(517) 483-4361

Notice Printed: 03/27/2024

Safety Inspection Correction Notice – Re-Inspection Required

CREAGH JORDAN
3923 TREBOR WAY
LANSING, MI 48911

Inspection Type: Safety
Inspection Date: 03/27/2024
Compliance Due Date: 04/26/2024

Warning: *Failure to comply with the requirements of this notice may result in the issuance of a Municipal Civil Infraction Violation Ticket. (Fines: \$500 per day for each violation)*

Violation Location:	1044 ONTARIO ST
Parcel No:	33-01-01-08-276-081

The above referenced address was found to have certain violations of the Lansing Housing and Premises Code, Chapter 107 of the Code of Ordinances. **The violations are listed below and must be corrected by the compliance due date.**

At the request of the property owner, a safety inspection was performed on this dwelling. I was not able to do a complete inspection as all utilities are not on and kitchen and bathroom are completely gutted; all corrections must be completed before any further occupancy of the dwelling will be allowed.

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction. Or you may contact the following inspectors directly by email with any questions or concerns: Building Inspector, Scott.Webb@lansingmi.gov, Electrical Inspector, Chris.Blackburn@lansingmi.gov, Plumbing Inspector, Dave.Burton@lansingmi.gov, Mechanical Inspector, Brian.Shields@lansingmi.gov

AREA: Basement

Sec 605.1 Permit for service panel / electrical wiring installation has not been issued and lacks inspection and approval by the City of Lansing, Electrical Inspector. Please call the Building Safety Office, ph. 483-4355, or you can email the Electrical Inspector at Chris.Blackburn@lansingmi.gov with any questions or concerns.

INSPECTOR COMMENTS: Dated 2010 and 2015.

Sec 504.1 Water heater base - jacket is deteriorated.

INSPECTOR COMMENTS: The entire water heater is deteriorated and/or damaged.

Sec 504.1 Plumbing fixtures shall be properly installed and maintained in working order, and shall be kept free from obstructions, leaks and defects and be capable of performing the function for which such plumbing fixtures are designed. Plumbing fixtures shall be maintained in a safe, sanitary, and functional condition.

INSPECTOR COMMENTS: Bathroom and Kitchen are gutted. New supply and waste piping needed.

Sec 504.1 Plumbing permit may be required for new water heater / water supply piping / waste piping. Please contact the Building Safety Office at 517-483-4355, or you can email the Chief Plumbing Inspector at Dave.Burton@lansingmi.gov to verify if needed.

INSPECTOR COMMENTS: Most of the supply piping has been removed. Some of the waste piping is missing and water heater needs to be replaced.

Sec 607.1 Duct work is missing, deteriorated, damaged, and/or disconnected.

Sec 603.1 Furnace: Due to age and or condition, have a licensed mechanical contractor that is registered with the City of Lansing, visually inspect and perform a recognized test of the furnace heat exchanger for CO/CO2 leaks. Inspect the heat exchanger for cracks, openings, excessive rust, and corrosion. Inspect furnace casing, check for proper venting, and check chimney for restrictions and obstructions. Submit a written report by contractor detailing the results and repairs completed per code. Maintain a three feet clearance in front of the furnace and water heater for emergency access and maintenance.

Sec 603.1 Equipment doors - panels on furnace are missing. Maintain a three feet clearance in front of the furnace and water heater for emergency access and maintenance

Sec 307.1 Lack of guardrail at the open side of the basement stairs.

Sec 307.1 Handrail is missing at the basement stairs.

Sec 304.5 Foundation has deteriorated mortar - blocks - bricks.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

INSPECTOR COMMENTS: Missing smoke detector in the basement.

AREA: Exterior

Sec 304.2 Soffit and/or the fascia is deteriorated and/or damaged.

Section 304.13.1 Window glass is broken and/or missing at the attic windows.

Section 304.6 Siding - trim is deteriorated - damaged - missing.

Section 304.2 Paint or protective coating is missing and deteriorated at siding and/or trim on house and garage.

Sec 304.5 Foundation has deteriorated mortar - blocks - bricks.

Sec 302.7 All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

INSPECTOR COMMENTS: Retaining wall at driveway/garage is deteriorated and/or damaged.

AREA: Interior

Sec 305.3 Wall and ceiling covering has been replaced in multiple locations. One of the bedrooms has all new drywall without tape or mud.

Sec 704.2 Lack of operational smoke detector at ceiling or walls outside each separate sleeping area, in each room used for sleeping purposes, on each story, including basement and cellars.

INSPECTOR COMMENTS: Missing smoke detectors inside and outside of bedrooms.

NOTE: Some listed corrections may require mechanical, plumbing, electrical, demolition or building permits from The Building Safety Office. You can call (517-483-4355) to determine if State Law requires a permit for your particular repair / correction. Or you may contact the following inspectors directly by email with any questions or concerns: Building Inspector, Scott.Webb@lansingmi.gov, Electrical Inspector, Chris.Blackburn@lansingmi.gov, Plumbing Inspector, Dave.Burton@lansingmi.gov, Mechanical Inspector, Brian.Shields@lansingmi.gov

INSPECTOR COMMENTS: Both the kitchen and the bathroom are completely gutted.

Sec 108.1.3 Lack of required utilities to the dwelling. The gas and water service is turned off. The dwelling lacks sanitary / heating facilities.

You must contact the under signed, no later than seven days before the compliance due date, to set up an appointment to meet at the structure (to verify that all corrections have been completed) or to acquire an authorized extension. Before the re-inspection you must obtain all required permits and have those

repairs inspected and approved by the appropriate inspector. All violations must be corrected with approved materials and methods.

Pursuant to Section 107.2 of the IPMC, you have the right to appeal this notice of violation. In accordance with Section 106.3 any action taken by the City on such premises shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate.

If you have any questions or concerns about complying within the time indicated, you may contact at (517) 702 4751 Monday through Friday between the hours of **8-9 - AM** or **12-1 - PM**.

Officer: Amy Castillo amy.castillo@lansingmi.gov

This does not guarantee discovery or reporting of all code violations or property defects, manifest or latent, which exist at the property inspected. The City of Lansing, its officers and employees, shall not be liable for any injury or damage, including incidental or consequential damages, claimed to be a result of any failure to discover or report code violations or property defects.

As specified by section 107 – Notices and Orders - a copy of this violation was sent to:

Registered Rental Owner: CREAGH JORDAN, 3923 TREBOR WAY, LANSING, MI 48911

CITY OF LANSING DEMOLITION HEARING BOARD	ORDER TO MAKE SAFE, DEMOLISH OR MAINTAIN BUILDING OR STRUCTURE	FILE NO. D2024-001
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Matter of the building/structure at 1044 ONTARIO ST., which is a ☒ dwelling ☐ garage ☐ other

1. Date of hearing: MAY 23, 2024 Hearing Officers: DAVE MUYLLE, JOSEPH VITALE, KIMBERLY SHIREY
2. WALTER ALLEN, Code Compliance MANAGER of the City of Lansing, has filed a copy of a notice that the subject building/structure is dangerous. The copy of the notice is attached.

THE HEARING OFFICER FINDS THAT:

3. Notice of this hearing was properly served on the
☐ rental registration owner(s)
☒ Owner's or party in interest on City tax assessment record
4. The building/structure ☒ is ☐ is not a dangerous building as defined in MCL 125.539, specifically (see attached)
5. ☒ The building/structure has remained unoccupied for 180 consecutive days or more and is not listed for sale, lease or rent with a licensed real estate broker.
6. ☐ The building/structure has been substantially destroyed by ☐ fire ☐ wind ☐ flood
☒ other:
7. The state equalized value of the building/structure is \$33,000.00
8. The cost to repair the building or structure to make it safe is \$71,253.00
9. The real estate is described as follows:

Parcel Number: 33 01 01 08 276 081

LOT 280 NORTH HIGHLAND SUB, City of Lansing

IT IS ORDERED THAT:

10. ☐ The matter is closed.
- ☒ The building/structure shall be made safe or demolished on or before 7/23/24
- ☐ The case be tabled until _____.
- ☐ The building or structure shall be demolished on or before _____ if not made safe as ordered herein.
- ☐ (If finding #5 is made) The exterior of the building shall be maintained, including
☐ lawns, trees and shrubs ☐ paint on structure ☐ other _____ on or before _____.

5/23/24
Date

Paul L. Mylles
Hearing Officer



The City of
LANSING
City Council

City Hall - 10th Floor
124 W. Michigan Avenue
Lansing, MI 48933-1694
P: 517-483-4177 | F: 517-483-7630
lansingmi.gov/council

August 27, 2024

Jordan Creagh
3923 Trebor Way
Lansing, MI 48911

Re: Make Safe or Demolish
1044 Ontario St. Lansing Michigan

Jordan Creagh,

City Council has been provided the make safe or demolish case from the City Demolition Board on your property located at 1044 Ontario Street, Lansing Michigan.

This went before the Demolition Board on 5/23/2024 and it was determined it should be made safe or demolished by 7/23/2024. That deadline was not met, and therefore they referred the case on 8/26/2024 to the City Council Committee on Public Safety for their action.

The Committee on Public Safety will meet on:
Tuesday, September 10th, 2024 @ 4:00 p.m.
City Hall, 124 W. Michigan Avenue, 10th Floor

At this meeting they will review the case and set a Show Cause Hearing.

Please plan to attend this meeting to speak on your behalf for this case.

If you have any questions, please feel free to contact me at (517) 483-7683 or sherrie.boak@lansingmi.gov.

Sincerely,

Sherrie Boak
City Council Officer Manager

1044 Ontario St.



1044 Ontario St.

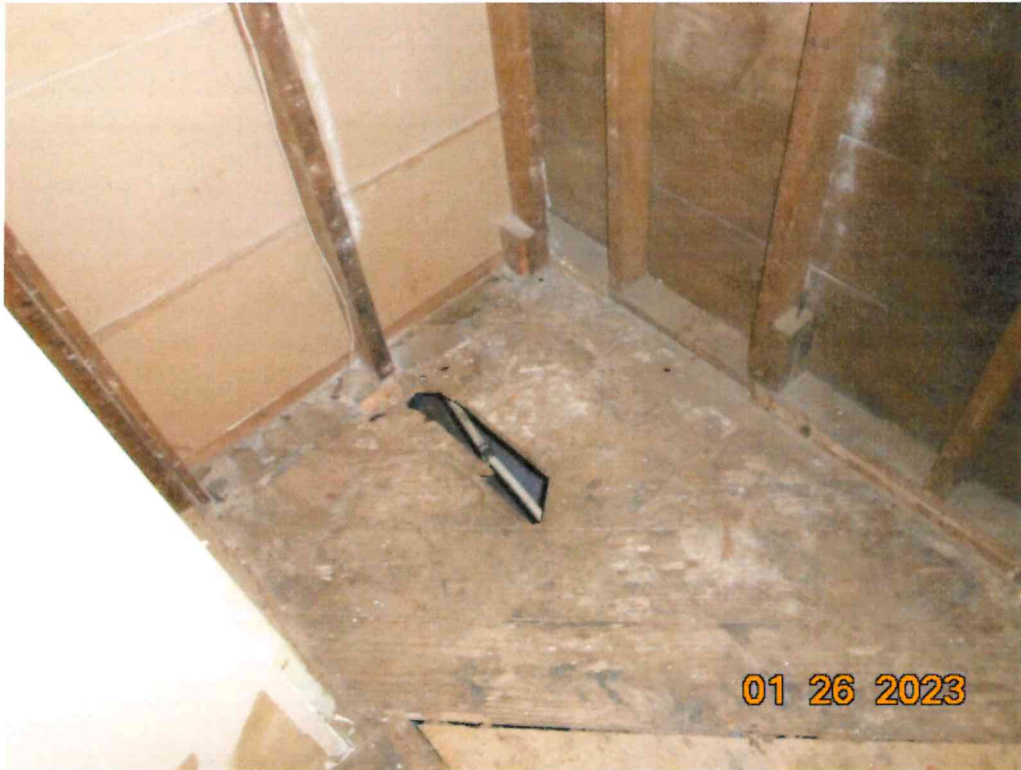




1044 Ontario St.



1044 Ontario St.



1044 Ontario St.



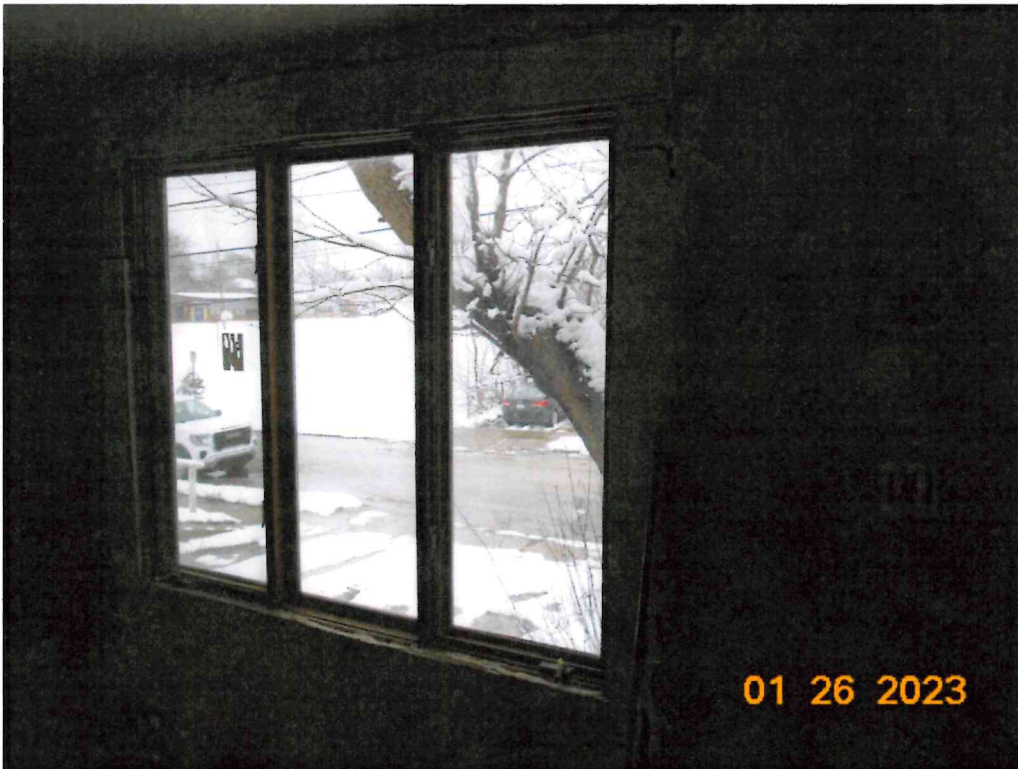
1044 Ontario St.



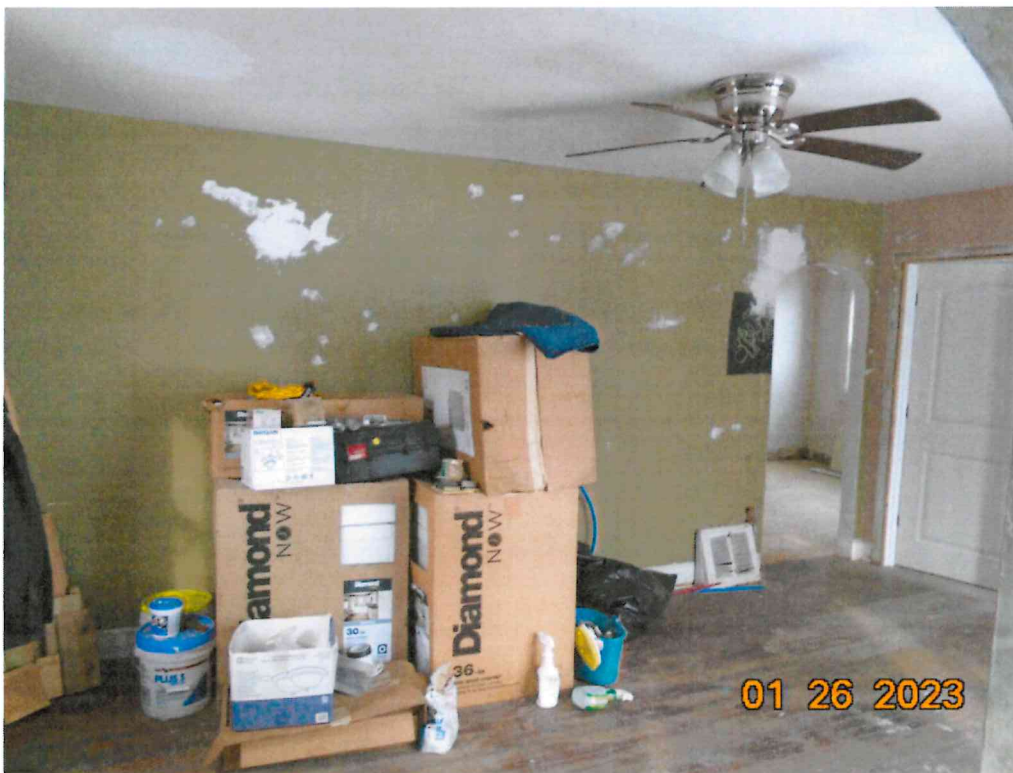
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1044 Ontario St.



1044 Ontario St.



1044 Ontario St.

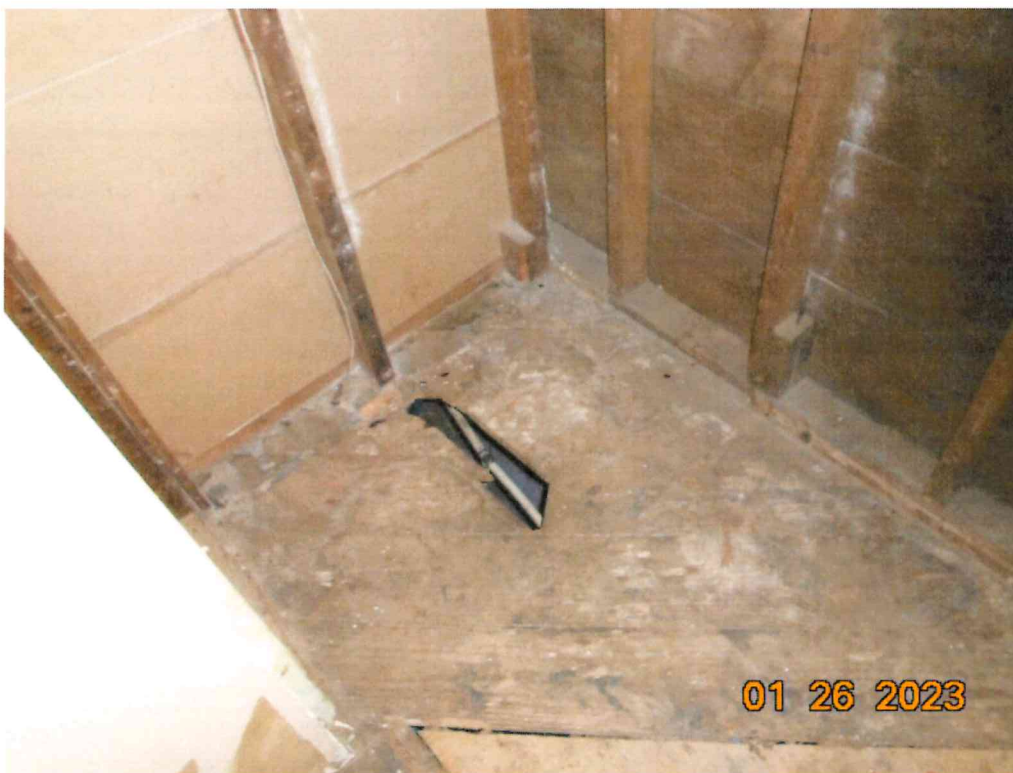


1044 Ontario St.





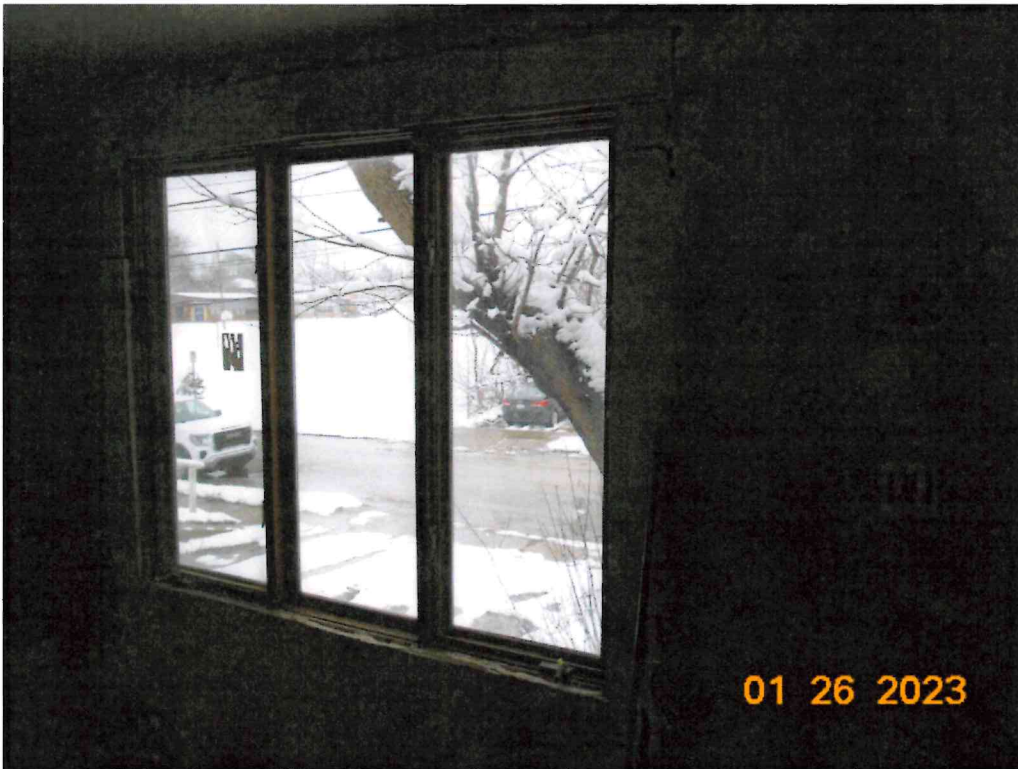
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1044 Ontario St.



submitted @ mtr

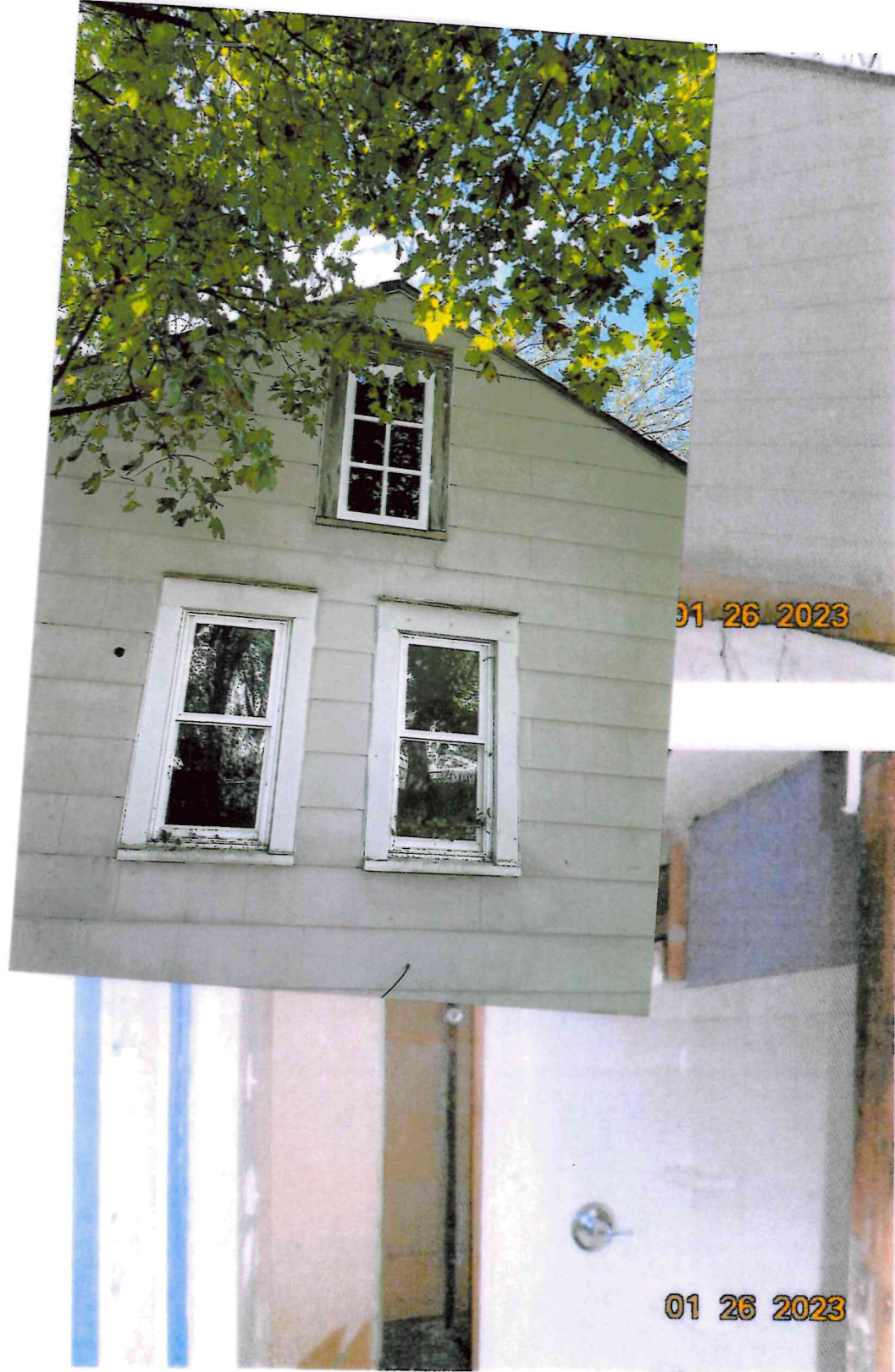
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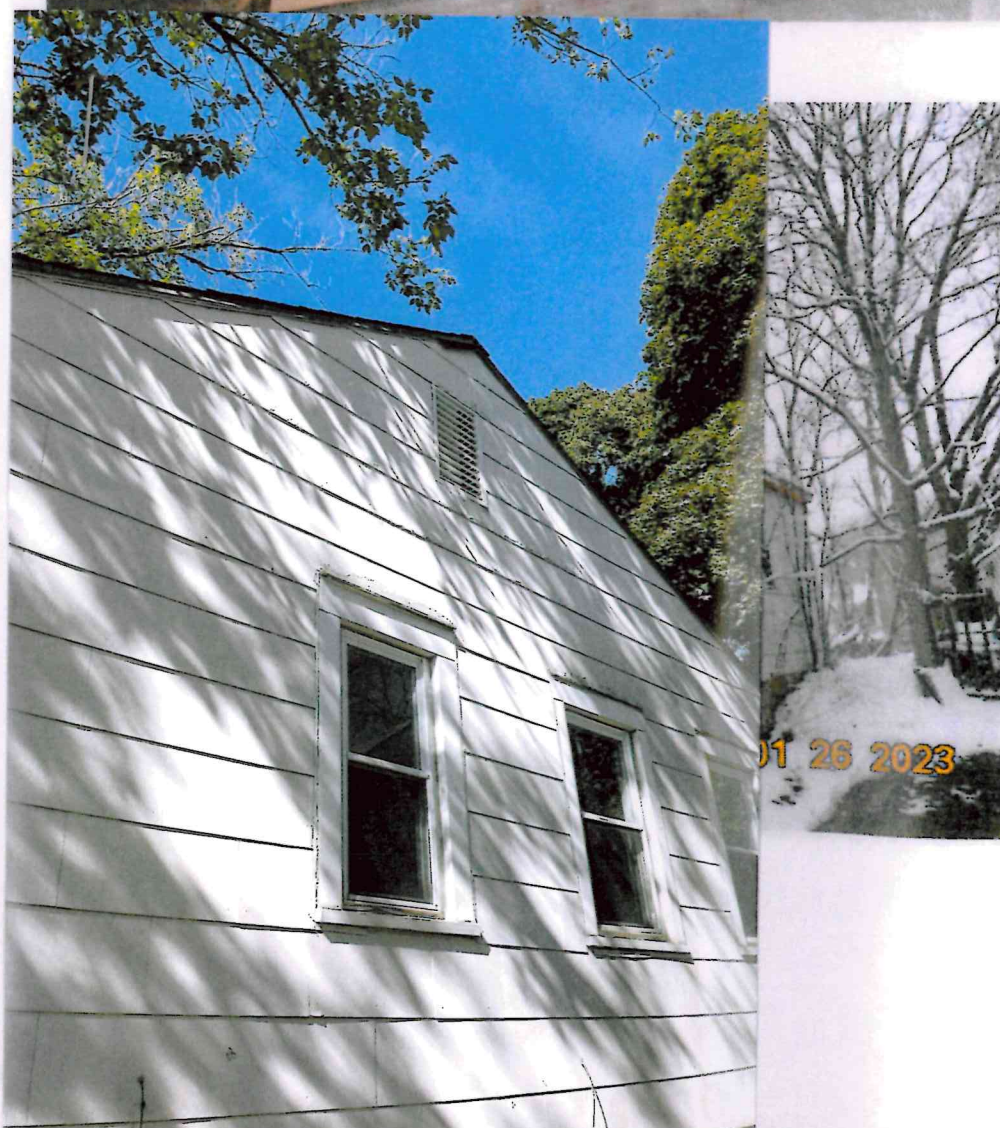
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1044 Ontario St.



1044 Ontario St.



MINUTE EXCERPT
Committee on Public Safety
Tuesday, October 22, 2024 @ 4:00 p.m.

RESOLUTION – Make Safe or Demolish; 1044 Ontario

MOTION BY COUNCIL MEMBER SPADAFORE TO REMOVE FROM THE TABLE THE RESOLUTION FOR MAKE SAFE OR DEMOLISH FOR 1044 ONTARIO. MOTION CARRIED 3-0.

Council Member Kost recapped it was tabled at the last meeting to see progress.

Mr. Montry confirmed the building permit was applied for and under review. Once that is approved, the mechanical permit is ready to go. Mr. Van Fossen did tour, the red tag was not lifted, not livable yet, but do not believe it should be a make safe or demolish at this time. Council Member Kost asked if 60 days make safe or demolish is adequate, and Mr. Montry stated it would be better 90 days.

Mr. Craig confirmed he has been in contact with general contractors and sub-contractors; has not signed contracts but is making progress. He acknowledged he could use the 90 days. Mr. Venker stated with business days, it would include holidays. Mr. Montry stated he could suggest tabling 90 days and come back.

Council Member Spadafore stated his understanding would be to move forward with make safe or demolish in 90 days, would those 90 days be sufficient. Council Member Kost stated that if he is at the finish line and would give him the 90 days. Mr. Craig asked them to consider tabling 60 days for progress check.

Council Member Spadafore stated the Committee could consider tabling 30 days then take action in 30 days. Council Member Kost asked if they have been assessed the fee, and Mr. Montry confirmed once it goes to Council.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO TABLE TO THE NOVEMBER 26TH, 2024 COMMITTEE MEETING. MOTION CARRIED 3-0.



MINUTES
Committee on Public Safety
Tuesday, November 26, 2024 @ 4:00 p.m.
City Council Conference Room, 10th Floor City Hall

CALL TO ORDER

Council Member Kost called the meeting to order at 4:00 pm

PRESENT

Council Member Ryan Kost, Chair
Council Member Trini Pehlivanoglu, Vice Chair
Council Member Peter Spadafore, Member - excused

OTHERS PRESENT

Renee Richmond, Administrative Assistant
Lisa Hagen-Lawrence, OCA
Jordan Creagh
Nick Montry, EDP Deputy Director
Rawley Van Fossen, EDP Director

MINUTES

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE MINUTES FROM NOVEMBER 12, 2024, AS PRESENTED. MOTION CARRIED 2-0.

DISCUSSION/ACTION

ORDINANCE – Amending Chapter 404; Provide for designated Electric Vehicle (EV) parking space regulations

Councilmember Kost asked OCA if they reviewed the language requested from the previous meeting, Ms. Hagen-Lawrence stated the language is acceptable due to public spaces.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO APPROVE THE ORDINANCE TO AMEND CHAPTER 404 FOR ELECTRIC VEHICLE PARKING REGULATIONS. MOTION CARRIED 2-0.

RESOLUTION – Make Safe or Demolish; 1044 Ontario St.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO REMOVE THE ITEM FROM THE TABLE. MOTION CARRIED 2-0.

Mr. VanFossen stated the owner has pulled and paid for a building permit which has been issued, plumbing is in the planning phase, and it is the department recommendation to either table or move to Council to vote out.

Mr. Creagh noted the date for plumbing in middle of next week then the rest is mostly finished going forward. Councilmember Kost asked if they tabled for 90 days does he believe he'd be done, Mr. Creagh believes so. Councilmember Kost noted that this pushed into the 2025 year and the Committee members and date/time will be different.

Councilmember Pehlivanoglu noted she is happy with the progress and asked the department if they believe 90 days is sufficient to get the permits, work, schedule inspections given the holidays and short staffed. Mr. VanFossen noted they always have one inspector for each trade on hand.

MOTION BY COUNCIL MEMBER PEHLIVANOGLU TO TABLE THE RESOLUTION FOR 90 DAYS FOR MAKE SAFE OR DEMOLISH 1044 ONTARIO STREET WITHIN. MOTION CARRIED 2-0.

DISCUSSION- 30 Oldest NEAT Properties and their Status – Economic Development and Planning

Councilmember Kost referenced 603 Shepard and if that has been heard at Demo, Mr. Montry answered they have over 500 homes currently in NEAT. Mr. VanFossen indicated that he believes that was recently heard the past week and is up for reinspection, should be referred on 12/16.

Councilmember Kost asked for a little light on the process for when they are considered for hearing. Mr. VanFossen noted their staffing shortages but have their strongest two lead housing inspectors to help on the timeliness but are just catching up from August with two key staff out at the same time but shall be caught up by 12/16.

Councilmember Kost asked he is assuming they look at oldest properties first, like 603 Shepard and it's from 2008. He asked if there is a process or what could they do to help the department and the resident to get ahead of being on this list so long. They may not be teardowns but just minor things, the goal is to not have an empty lot. Mr. VanFossen stated they are relooking at the tags and possibly doing different levels/colors. Councilmember Kost noted residents see a red tag and immediately think it's a safety concern and it may not be.

Mr. VanFossen lastly stated he will update Council on the list as 14 should be coming off for the 12/16 meeting.

PUBLIC COMMENT

Councilmember Pehlivanoglu suggested since a member of the public came in late that we hear what they have to say, Councilmember Kost concurred.

Ms. Fitzpatrick state she liked what Mr. VanFossen is trying to accomplish and spoke on houses that are red tagged without due process.

OTHER

ADJOURN

Adjourned 4:27p.m.

Submitted by

Renee Richmond, Recording Secretary

Lansing City Council

Approved by the Committee on December 10, 2024

Resolution #2025-###

By the Committee on Public Safety
Resolved by the City Council of the City of Lansing

WHEREAS, the Code Compliance Officer has determined that the building located at 1044 ONTARIO ST., 33-01-01-08-276-081 LOT 280 NORTH HIGHLAND SUB, City of Lansing, is an unsafe or dangerous building as defined in Section 108.1 of the International Property Maintenance Code as adopted by Lansing Codified Ordinance 1460.01, and the Housing Law of Michigan, and the building was red tagged on 7/19/2016; and

WHEREAS, a hearing was held by the Lansing Demolition Board on 05/23/2024, at which the Hearing Officer determined that said building was an unsafe and dangerous building and ordered the building demolished or made safe by 07/23/2024; and

WHEREAS, said Hearing Officer filed a report of their findings and order with the City Council and requested the City Council to take appropriate action under the Lansing Codified Ordinances and the Housing Law of Michigan; and

WHEREAS, the Housing Law of Michigan and Lansing Codified Ordinances require a hearing be conducted to give the property owner an opportunity to show cause why a dangerous structure should not be demolished or otherwise made safe; and

WHEREAS, the City Council held a public show cause hearing on September 30, 2024, to review the findings and the order of the Hearing Officers, and the owners were notified in writing of said hearing and had an opportunity to appear and show cause why said building should not be demolished or otherwise made safe; and

WHEREAS, the Code Compliance Office has determined that compliance with the order of the Lansing Demolition Hearing Board Officer has not occurred.

NOW, THEREFORE, BE IT RESOLVED that the owner(s) of 1044 ONTARIO ST., as legally described above, are hereby directed to comply with the order of the Hearing Officers to demolish or otherwise make safe the said building _____ from the date of this resolution, March 10, 2025.

BE IT FURTHER RESOLVED that the property owner(s) is hereby notified that this order must be appealed within twenty days pursuant to MCL 125.542 and should the owners fail to comply with the Hearing Officers' order for demolition or make safe, the Code Compliance Officer is hereby directed to proceed with demolition of said building.

BE IT FURTHER RESOLVED, whether demolition is accomplished by said property owner or the City, that appropriate seeding and restoration of property take place to avoid run-off to adjacent properties.

BE IT FURTHER RESOLVED that if the demolition is accomplished by the City, the cost

of such demolition shall be a lien against the real property and shall be reported to the City Assessor.

BE IT FINALLY RESOLVED that the owners in whose name the property appears upon the last local tax assessment record shall be notified by the City Assessor of the amount of such cost by first class mail at the address shown on the records. Upon the owner's failure to pay the same within thirty (30) days after mailing by the City Assessor of the notice of the amount thereof, the amount of said costs shall be a lien and shall be filed and recovered as provided by law and the lien shall be collected and treated in the same manner as provided for property tax liens under the general property tax act.

30 Oldest NEAT Properties				
Internal EDP Notes - 1/28/2025				
Filed Date	Status	Location	BSO Notes	Code Notes
11/08/2005	NEAT Unsafe	1300 W MAPLE ST	PB24-0918 issued, frame inspection approved 12/11/2024. No other inspections requested. PE24-1253 issued, rough inspection approved 11/15/2024. No other inspections requested. PP24-0996 issued, rough inspection approved 11/21/2024. No other inspections requested.	Active MSD case. Referred to City Council.
02/09/2007	NEAT Unsafe	500 N BUTLER BLVD	PB20-0183 & PE20-0259 closed for inactivity.	Previous MSD case. Discharged by City Council. Progress has stalled. Code to request Administrative Search Warrant. Pending results may lead to a new MSD Hearing.
11/29/2007	NEAT Unsafe	1115 REGENT ST	PB24-0490 expired, progress inspection 7/18/2024. PE24-0435 expired. No inspections requested.	MSD ruling ordered by City Council. Code to bid out for demolition.
11/13/2008	NEAT Unsafe	603 SHEPARD ST	PB23-0881 expired, frame approved 5/15/24, insulation approved 6/21/24. No other inspections requested. PE23-1161 issued, rough & service approved 2/7/2024. No other inspections requested. PM23-1597 issued, rough approved 3/1/2024. No other inspections requested. PP23-0972 issued, rough approved 3/12/2024. No other inspections requested.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
03/13/2009	NEAT Unsafe	5625 KAYNORTH RD	All permits from 2016 & 2018 have been closed. No other permits submitted.	Active MSD case. Referred to City Council.
06/29/2009	NEAT LOC	619 N SYCAMORE ST	PB17-0606 canceled. New contractor pulled PB22-0782 issued. No inspections requested. PE18-0020 expired, rough approved 1/11/2018. No other inspections requested. PM17-0397 issued, rough approved 5/16/2018. No other inspections requested. PP17-1318 issued. rough approved 1/19/2018. No other inspections requested.	Follow up requested by Code Officer.
11/17/2009	NEAT Unsafe	204 W CESAR E. CHAVEZ AVE	PB23-0345 Approved 6/8/2023, permit was for porch. PM24-0708 Approved 11/7/2024, permit was for furnace. PM23-0984 Expired, permit for gas piping	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
11/09/2010	NEAT LRU	815 PROSPECT ST	No permits.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
06/27/2011	NEAT Unsafe	1232 N WASHINGTON AVE	1232 S Washington Ave – PB23-2033 expired, frame inspection partially approved 9/17/2024, Insulation inspection on 11/19/2024 inspector went, and work was not ready for inspection. PE24-0114 expired. Rough inspection approved 3/18/2024. No other inspections requested. PP24-0640 expired, rough inspection approved 7/31/2024. No other inspections requested.	Active MSD case. Referred to City Council.
10/22/2011	NEAT Unsafe	1521 REO RD	PB18-0053 expired, frame partial approved 5/7/2019, progress approved 5/12/2019 & 9/13/2022. PE18-1132 expired, rough approved 5/7/2019. PM18-1415 expired, rough approved 4/22/2019. PP18-1005 expired, rough approved 9/12/2019, final disapproved 9/11/2020.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
10/25/2011	NEAT Unsafe	922 N WALNUT ST	PB22-0389 Approved 5/3/2022. PB21-2065 Approved 3/31/2022. PB21-2063 Approved 3/31/2022. Sufficient progress. Tag should be removed.	Safety violations complied with. Tag removed.
11/28/2011	NEAT Unsafe	1616 S CEDAR ST	1616 S Cedar St – PB22-2138 expired. Cory did inspection 11/12/2024 with the following note "Old bead board was covered with drywall in several areas, plumbing work has not started. Owner is working on home; framing was not altered from what could be observed on today's inspection. Owner is going to update all smoke alarms (7 total)." Still needs electrical & plumbing permits.	Active MSD case. Referred to City Council.
05/08/2013	NEAT Unsafe	1223 N HIGH ST	PB22-0003 Expired, frame approved 11/9/2022. PE22-0353 Expired, service partial approved 4/8/2022, rough approved 8/2/2022. PM21-2435 Approved 9/22/2022. PP22-1078 Expired, rough approved 8/19/2022.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.

11/01/2013	NEAT Unsafe	2030 BYRNES RD	PB24-1965 Issued 12/20/2024, No inspections requested. PE25-0049 issued, service partial approval 1/24/2025. PM25-0050 issued, no inspections requested. PP25-0073 issued, no inspections requested.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
11/14/2013	NEAT Unsafe	2806 CYNWOOD ST	PB24-1854 issued 11/20/2024, no inspections requested. PM24-1556 issued, no inspections requested. PP24-0997 issued, rough approved 12/23/2024.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
03/06/2014	NEAT Unsafe	1342 N WALNUT ST 1	PB20-1490 denied, PE20-1170 denied, PM23-0318 denied. All permits denied because contractor never submitted revisions for PB20-1490 plan review.	MSD ruling ordered by City Council. Code to bid out for demolition.
07/31/2014	NEAT LRU	606 S MIFFLIN AVE	PE23-1701 finaled 12/22/2023, PM23-2203 finaled 8/16/2024, PP24-0322 expired, rough approved 3/28/2024, final's requested 4 times and not ready when inspector showed up. PB23-1651 expired, no inspections requested.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
08/07/2014	NEAT Unsafe	413 W OAKLAND AVE	PE21-0898 expired, service partial approved 5/26/2021. PP18-0447 finaled 4/19/2018.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
09/02/2014	NEAT Unsafe	1119 N SEYMOUR AVE	PB24-0582 issued, frame approved 12/14/2024, insulation approved 12/19/2024. PE24-0766 expired, rough & service approved 7/24/2024. PM24-1692 issued, rough approved 11/15/2024. PP24-0500 finaled 8/2/2024.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
09/05/2014	NEAT Unsafe	1033 MAY ST	PB22-1148 expired, footing approved 11/3/2022, concrete approved 11/15/2022, other approved 11/15/2022, frame partial approved 11/22/2022, exterior insulation approved 8/9/2024. PP23-1492 expired, rough approved 1/10/2024. PM24-0885 permit closed for nonpayment.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
10/28/2014	NEAT Unsafe	4632 BRISTOL ST	PB20-1473 issued, tearoff approved 9/10/2021, frame approved 11/8/2021, insulation approved 9/22/2022, reroof final approved 2/28/2023. PE21-1444 suspended for fees, rough approved 10/5/2021, progress approved 12/7/2022, final disapproved 8/22/2024. PP21-1123 finaled 9/3/2024. PM21-1798 finaled 12/7/2022.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
01/27/2015	NEAT Unsafe	1511 N M L KING JR BLVD	NO permits.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
02/04/2015	NEAT Unsafe	225 N M L KING JR BLVD 1	PCPR24-0209 Approved 12/21/2024. PB25-0043 issued 1/24/2025, no inspections requested. PE18-1558 finaled 8/19/2019, PM20-0901 finaled 7/29/2020, PP19-0019 finaled 2/1/2021.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
02/20/2015	NEAT Unsafe	BALZER (33-01-05-05-202-022)	No permits.	Land Bank property. Follow up by Code Officer & connect with R. Case at the LB.
03/11/2015	NEAT Unsafe	3611 HOMEWOOD AVE	PM18-0450 permit closed for inactivity. Final inspection was disapproved 3/23/2018. No other inspections requested. No other permits.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
06/26/2015	NEAT LRU	1723 OSBAND AVE	PB24-0089 issued 2/6/2024, no inspections requested, PE24-0093 issued, service partial approved 3/4/2024. PP24-0157 issued, no inspections requested. PB24-1322 issued, no inspections requested.	Active MSD case. Referred to City Council.
10/02/2015	NEAT Unsafe	1519 LINVAL ST	PB24-0298 issued, frame approved 8/22/2024, PE21-0333 expired, rough approved 4/30/2024. PE24-1653 finaled 12/3/2024. PP22-0382 expired, rough partial approval 7/24/2024.	Slow, but progress. Active Mikey23 project.
01/13/2016	NEAT Unsafe	5938 SELFRIDGE BLVD	All permits from 2017 closed for inactivity.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.
05/02/2016	NEAT Unsafe	1816 MASSACHUSETTS AVE	PB23-0490 denied per inspector. Contractor never submitted correct documents requested. PB17-0179 closed for inactivity. PB23-0568 & PP23-0522 canceled per owner. PP18-1213 closed for inactivity. PE20-0396 finaled 3/14/2022.	Follow up requested by Code Officer. May include seeking Administrative Search Warrant.